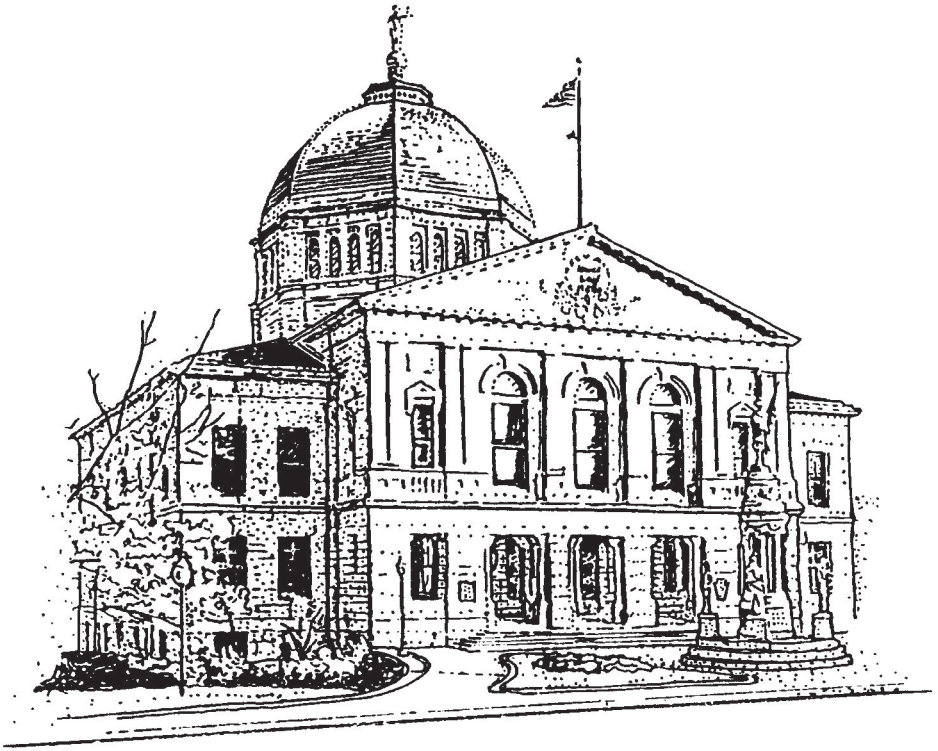


# Bradford County Lab Journal

ISSN 1077-5250

Vol. 11    Towanda, PA    Tuesday, March 12, 2019    No. 11



The Court: The Honorable Maureen T. Beirne, President Judge  
The Honorable Evan S. Williams, III, Judge

Editors: Albert C. Ondrey, Esquire, Chairman  
Daniel J. Barrett, Esquire  
Christopher Bradley, Esquire

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**Bradford County Law Journal**

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Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable Prot. against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

Subscription \$85.00 per annum.

## BRADFORD COUNTY LAW JOURNAL

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### ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

#### FIRST PUBLICATION

##### **Colegrove, Francis W., Jr.**

Late of Wyalusing  
Administratrix: Roxanne Heath, 18 Fisk Road, Wyalusing, PA 18853  
Attorney: John A. Shoemaker, Esquire, 125 Headley Ave., Dushore, PA 18614, (570) 928-7374

##### **Kelley, Wayne Howard**

Late of Warren Township  
Executor: Kenneth Ives, 520 Box 21 Thomas Road, Warren, PA 18851  
Attorneys: Jason G. Beardsley, Esquire, Beardsley Law PLLC, 37 Public Avenue, Montrose, PA 18801

##### **Priest, Theodore G.**

Late of Troy Borough (died February 7, 2019)  
Executrix: Kelley M. Murray, 14133 Route 6, Troy, PA 16947  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

#### SECOND PUBLICATION

##### **Cole, Donna M. a/k/a Donna Marie Cole**

Late of Wyalusing Twp. (died December 13, 2018)  
Executor: Ronald M. Cole, 1187 Beacon Hill Rd., Wyalusing, PA 18853

Attorneys: Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Spruce St., #200, Scranton, PA 18503

##### **Good, Irene M. a/k/a Irene Good**

Late of Canton Township (died January 28, 2019)

Executor: Jay M. Good, 159 Windy Hill Lane, Canton, PA 17724

Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

#### THIRD PUBLICATION

##### **May, Sharon K.**

Late of Bradford County  
Co-Executrices: Debra Sharp and Michele K. Caprella c/o Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

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#### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 20, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

##### Property Description

Paul J. Pringle and Carolyn J. Pringle Township of Wysox, Bradford County Parcel #62-087.07-037-000-000

All that certain place or parcel of land, situate in the Township of Wysox, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the common intersecting point of the center line of State Highway No. 08112 and the common boundary line of the lands of Tom March Realty Co., Inc.,

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and the lands herein described; thence along the center line of said State Highway No. 08112 North 8 degrees 15' East 191.1 feet to a point in the South line of lands of William F. Estell; thence along the line of said William F. Estell North 89 degrees 48 minutes East 200 feet through an iron pin and to an iron pin; thence North 9 degrees 15' East 98.2 feet to an iron pin; thence along the line of lands of Ulan, Arey, Weed, Conklin and Arey South 89 degrees 55' East 672.7 feet to an iron pin in the line of lands of Allen E. Barnes; thence along the line of lands of said Barnes and lands of William R. Brown, South 0 degrees 25' West 370 feet to an iron pin in the line of Leo Fulmer; thence along the line of lands of Fulmer, Benson, Weed and Allen, South 83 degrees West 749 feet to an iron pin in the line of lands of Tom March Realty Co., Inc.; thence North 8 degrees 15' East 200 feet to an iron pin; thence South 83 degrees west 200 feet through an iron pin to the center of State Highway No. 08112, the place of beginning. Containing 7.53 acres of land.

BEING the same premises conveyed to Paul James Pringle and Carolyn Jane Pringle, his wife, their heirs, by deed of First Mansfield Realty Company, Inc., a Pennsylvania Business Corporation, dated 15 December 1982 and recorded on 17 January 1983 in Bradford County Deed Book 686 at page 737.

EXCEPTING, nevertheless from the above described premises the following three lots previously conveyed:

1. Harold C. Davis et ux to J. Beatty Henry et ux, dated 15 December 1966 and recorded in Bradford County Deed Book 581 at Page 56.

2. Executors of the Estate of Harold C. Davis, deceased to Charles Muchichko et ux, dated 14 August 1978 and recorded in Bradford County Deed Book 656 at page 979.

3. First Mansfield Realty Company, Inc., to George J. Hubbard, Jr., dated 30 May 1979 and recorded in Bradford County Deed Book 662 at page 1056.

The herein conveyed premises and the above referenced exceptions are depicted on a plot of survey map No. 5828-1 of George K. Jones and Associates, dated 21 September 1978 and recorded on 17 October 1978 in the office of the Recorder of Deeds of Bradford County as map No. 1130, as approved by the Bradford County Planning Commission on 10 October 1978 for the purpose of subdivision.

Parcel ID# 47-086.04-029-000-000.

ALL that certain lot, piece or parcel of land situate, lying and being in the BOROUGH OF TOWANDA, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the West line of Main Street, said point being Southerly 155 feet from the intersection of the South line of Bridge Street and the West line of Main Street; South 10 degrees 20 minutes West 20.6 feet to an iron pin; thence North 79 degrees 30 minutes West 62.3 feet along lands of F.O.E. Aerie #1367 to a corner; thence North 10 degrees 20 minutes East 20.6 feet along other lands of Grantors to a corner; thence South 79 degrees 30 minutes East 62.3 feet along lands of Grantor to the place of beginning.

ALSO ALL that certain lot, piece or parcel of land beginning at an iron pin, said pin being Westerly from the West line of Main Street 100 feet and being a corner of the property of the F.O.E. Aerie #1367; thence along lands of F.O.E. Aerie #1367 North 11 degrees 10 minutes East 26 feet; thence 23.5 feet along lands of Grantors to the corner; thence South 10 degrees 20 minutes West along the West line of a driveway to a corner; thence North 79 degrees 30 minutes West 23.7 feet to the place of beginning.

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Grantee is given right of way over driveway on the South and West of first mentioned property, the Grantors granting and conveying unto Grantee, her heirs and assigns, the full and free liberty and right at all times hereafter and forever to have and us, a passageway West of property hereby conveyed and extending South, for any and all purposes connected with the use and occupancy of any other lands of former Grantors adjacent to or nearby the lot hereby conveyed, it being mutually understood and agreed the easement hereby granted shall he enjoyed in common with the Grantors and other property owners with similar rights of easement, the Grantee to have the same rights and useage as Grantors and other property owners.

Grantee is also given the right to build a passageway over the driveway on the West for the purpose of connecting two buildings and also the right to have back porch and stairway extend over and on said driveway. The right herein given to extend porch and stairway over and on said driveway does not go beyond the present physical structure on said premises; and the right to build a passageway over driveway on the West of main building for the purpose of connecting the two buildings shall he subject to the rights of other property owners in block who have an easement of right of way over said driveway, the party of the second part, her heirs and assigns, not being given the privilege of constructing any passageway which would block the free ingress, egress and use of said driveway by any other property owner or owners interested therein.

BEING the same premises conveyed to Fred R. Gerrity and Connie K. Gerrity, his wife by Fred R. Gerrity and Connie K. Gerrity, his wife to Fred R. Gerrity, by Deed dated and recorded June 7, 1996 in Bradford County Record Book 359 at page 917.

EXCEPTING AND RESERVING to the Grantors, their heirs, successors and/or assigns all oil, gas and mineral rights as well

as the right to mine, drill, explore, operate and develop said lands for oil, gas, and other minerals.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. PAUL PRINGLE, CAROLYN PRINGLE, SHANNON PRINGLE.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 27, 2019

Feb. 26; Mar. 5, 12

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 20, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

#### Legal Description

ALL that certain lot, piece, or parcel of land situate, lying and being in the Townships of North Towanda, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the bridge carrying the new U.S. Highway Route No. 6 over Sugar Creek, being the most westerly point of the land about to be conveyed; thence along the center line of said U.S. Route 6 the following courses and distances: North 76° East 138 feet; North 78° East 213 feet; North 82° 15' East 200 feet; North 86° 15' East 200 feet; South 89° 45' East 200 feet; South 85° 45' East 392 feet to a point at the intersection with the center line

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of Township Road No. 154; thence along the center line of said Township Road No. 154 the following courses and distances: South 20° 30' East 118 feet; South 38° 30' East 100 feet; South 46° East 100 feet; South 59° 30' East 100 feet; South 70° East 132 feet to a point in the center line of old U.S. Route 6; thence South 73° West 75 feet; thence South 67° West 133 feet to the center of the old bridge; thence along the thread of the stream of Sugar Creek North 62° West 595 feet; South 87° West 460 feet; North 79° 45' West 556 feet to the place of beginning.

CONTAINING 6 acres of land, be the same more or less.

BEING the same premises conveyed to Thomas B. Myers and Joy E. Myers by Glenn Leigh Shaffer, by Deed dated March 23, 2005, and recorded March 29, 2005, at Bradford County Instrument Number 200502952.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

Parcel No.: 51-072.00-025-000-000.

Property Address: 18 Sugar Creek Road, Towanda, PA 18848.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of PS BANK vs. THOMAS MYERS & JOY MYERS.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA

February 27, 2019

Feb. 26; Mar. 5, 12

### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 20, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain lot piece or parcel of land being in the borough of New Albany, Bradford County, and State of Pennsylvania, bounded and described as follows:

BEGINNING at northeast corner of Mrs. Rebecca Bryan's Lot, known as lot T on map of the E. S. Keller Estate; thence South 52° 30' East one Hundred Fifty (150) Feet more or Less to Southwest corner Lot S; thence North 37° 30' East along West line of Lots S. R. Q. and P., Two hundred (200) feet more or less to the Southwest corner lot O; thence along North line of Lot P South 52° 30' East One Hundred Fifty (150) feet more or less to center of Fawcett Avenue; thence along center of Fawcett Avenue North 37° 30' East Fifty (50) feet more or less to the Southeast corner Lot M; thence North 52° 30' West along South Line of Lot N Two Hundred Seventy-Five (275) feet more or less to corner on George Hugo's East line; thence South 44° 45' West Two Hundred Fifty (250) feet more or less to the place of beginning.

Together with all and singular the buildings, improvements, ways, waters, watercourses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise, howsoever, of, in and to the same and every part thereof.

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Map and Parcel ID: 26-134.02-049-000-000.

Being known as: 123 Fawcett Avenue, New Albany, Pennsylvania 18833.

Title to said premises is vested in Stephen E. Linski a/k/a Stephen Linski by deed from Robert L. Hugo, Executor of the Estate of Leah M. Hugo dated June 29, 2016 and recorded July 1, 2016 in Instrument Number 201609337.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of STERNS LANDING vs. STEPHEN LINSKI.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 27, 2019

Feb. 26; Mar. 5, 12

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, March 20, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

ALL That certain lot, piece or parcel of land, situate, lying and being in the Township of LeRoy, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of Legislative Route No. 08041 at the intersection thereof with Township Road No. 335; thence in an easterly direction along fence line two hundred and forty-five (245) feet to

an iron pin; thence in a southerly direction four hundred and seventeen (417) feet across a field and the edge of a farm pond to an iron pin; thence in a westerly direction one hundred and forty-six (146) feet to the center of Legislative Route No. 08041 opposite an iron pin; thence still in a westerly direction three hundred and ten (310) feet to an iron pin; thence in a northerly direction four hundred and thirty-five (435) feet to the center of Township Road No. 335 opposite an iron pin; thence in an easterly direction along center of Township Road No. 335 three hundred and ten (310) feet to the center of Legislative Route 08041, the place of beginning.

CONTAINING five acres of land, more or less, being three acres on the west side of the blacktop highway No. 08041 and two acres on the east side of the said highway, and having thereon, on the west side of the blacktop highway No. 08041, a frame dwelling.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

So far as the Grantor is aware, no hazardous waste is presently being disposed or has ever been disposed of on the above described property by the Grantor or any other party.

BEING the same land identified in a Mortgage dated March 29, 2007 and recorded in the Bradford County Courthouse to Instrument Number 2007703406 by Ryan J. Kendall, Mortgagor, in favor of Citizens & Northern Bank, Mortgagee.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless

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exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. RYAN J. KENDALL.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
February 27, 2019

Feb. 26; Mar. 5, 12