
Bradford County Law Journal

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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.

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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

Cavanaugh, David B.

Late of Hernando, Citrus Co., FL and Wyalusing Borough (died February 11, 2016)

Executrix: Muriel T. Cavanaugh c/o Jason A. Daria, Esquire, Feldman Shepherd Wohlgelernter Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl., Philadelphia, PA 19103

Attorneys: Jason A. Daria, Esquire, Feldman Shepherd Wohlgelernter Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl., Philadelphia, PA 19103

Grubb, Clara M. a/k/a Clara M. Folkers Grubb

Late of Ridgebury Township (died October 3, 2019)

Executor: Kenneth R. Folkers, 497 Rumsey Road, Sayre, PA 18840

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

Haverly, Gary R.

Late of Orwell Township (died August 30, 2019)

Executrix: Candy K. Haverly, 1703 Tabernacle Road, LeRaysville, PA 18829

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Patton, Joyce A. a/k/a Joyce A. Ball

Late of Sayre Borough (died October 10, 2019)

Executrix: Tyna L. Rogers, 431 Park Avenue, Waverly, NY 14892

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

SECOND PUBLICATION

Murray, Dorothy M.

Late of Towanda Borough (died October 5, 2019)

Executor: Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Root, Quincey A.

Late of Sayre Borough (died June 4, 2019)

Administrator: Roger L. Marble, 562 Gas Company Rd., Wellsboro, PA 16901

Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

THIRD PUBLICATION

Bruce, Donald E.

Late of Troy Township (died August 14, 2019)

Co-Executors: Travis Bruce, 105 Carlton Street, Canton, PA 17724 and Stephani Bruce, 371 Lycoming Street, Canton, PA 17724

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

Horton, Helen V.

Late of Rome Township (died August 25, 2019)

Executrix: Carolyn L. Luft, 1819 Front Street, Athens, PA 18810

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Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Keltz, Theron Michael

Late of Troy Borough (died September 23, 2019)

Executrix: Jennifer Ann Williams, 147 Weigester Street, Troy, PA 16947

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

Schmidt, Edna M.

Late of Athens Borough (died October 7, 2019)

Executor: Eric Schmidt c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF
COMMON PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA

NO. 2019 CO 0006

EMINENT DOMAIN PROCEEDING
IN REM

IN RE: CONDEMNATION BY
THE COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT
OF TRANSPORTATION, OF THE
RIGHT-OF-WAY FOR STATE
ROUTE 706, SECTION 034 IN THE
TOWNSHIP OF STEVENS

NOTICE OF CONDEMNATION
AND DEPOSIT OF ESTIMATED
JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on October 30, 2019 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on July 1, 2019 a plan entitled Right-of-Way for State Route 706 Section 034 in Bradford County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on September 11, 2019, in Instrument# 201908451.

The purpose of the condemnation is to Acquire Easements for a Highway Improvement.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they)

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cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Claim No., Parcel No., Name, Address
0800755000, 3, Unknown Owner, SR
706 Station 1136+85 R to Station 1142+35
R.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to

be paid to the Commonwealth without escheat.

Jeffrey M. Wenner, P.E.
District Right-of-Way Administrator
Engineering District 3-0
Pennsylvania Department
of Transportation

Nov. 12

**MISCELLANEOUS LEGAL
NOTICE**

The consolidated return of the 2019 Bradford County Upset Tax sale held October 21, 2019, has been presented to the Bradford County Court of Common Pleas and confirmed nisi on November 1, 2019. Objections and exceptions thereto may be filed by any owner or lien creditor within thirty (30) days from this date or the return will be confirmed absolute.

Becky Clark, Director
Bradford County Tax Claim Bureau

Nov. 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, November 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION
MUST INCLUDE**

ALL THAT CERTAIN LAND, situate in the BOROUGH OF SAYRE, COUNTY OF BRADFORD AND COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a stake in South line of Lincoln Street at the Northwest corner of Lot No. 21, thence by the West line of said lot southerly 100 feet to the Northeast corner of Lot No. 23, thence by the North line of last

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mentioned lot North 81 ° West 43 feet to a point; thence northerly 100 feet to a point in the South line of said street, thence South 81 ° East 43 feet to the place of beginning.

BEING a part of Lots Nos. 14 and 22 on Vanderbilt Plot, recorded in Bradford County Book of Maps, page 14.

BEING KNOWN AS: 105 LINCOLN STREET, SAYRE, PA 18840.

BEING THE SAME PREMISES which Mary T. Rogers, single, by Deed dated March 3, 2016 and recorded March 8, 2016 in the Office of the Recording of Deeds, in and for Bradford County, in Instrument No. 201602744, granted and conveyed unto RYAN J. ROBINSON, married.

PARCEL #33-020.22-189-001-000.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$13.02 PER DIEM.

ASSESSED VALUE: \$32,300.

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 PENNYMAC LOAN SERVICES vs. RYAN ROBINSON.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Nov. 6, 2019

Nov. 5, 12, 19

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, November 27, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain parcel of land situate in the Borough of Sayre, County of Bradford

and Commonwealth of Pennsylvania, being known and designated as Lot No. 153 on the "Vanderbilt Plot" recorded in Bradford County in Book of Maps, pages 14 and 15;

BEGINNING at a stake in the north line of Harrison Street at the southeast corner of Lot No. 154; thence by the east line of said Lot Northerly 149.2 feet to the southwest corner of Lot No. 150; thence by the south line of said lot Easterly 50 feet to the northwest corner of Lot No. 152; thence by the west line of said lot Southerly 149.2 feet to the north line of Harrison Street, and from thence by the north line of Harrison Street Westerly 50 feet to the place of beginning, being Lot No. 153 on the "Vanderbilt Plot" recorded in Bradford County in Book of Maps, pages 14 and 15.

HAVING erected thereon a dwelling known at 304 Harrison Street, Sayre, PA 18840.

Parcel No. 36-020.17-541.

BEING the same premises which OC Estates, LLC, a Pennsylvania limited liability company, by Shannon R. Clark, Member, by deed dated April 5, 2010 and recorded on April 13, 2010 in the Bradford County, Pennsylvania, Recorder of Deeds Office at Instrument No. 201007169, granted and conveyed unto Robert J. Ault, single, as sole owner.

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. ROBERT J. AULT.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Nov. 6, 2019

Nov. 5, 12, 19