

# Bradford County Law Journal

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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  
                                      Deborah Barr, Esquire  
                                      Frances W. Crouse, Esquire

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**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 protection 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.

**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**

**Ballenstedt, Marion H. a/k/a Marion L.**

**Ballenstedt**

Late of Athens Borough (died February 15, 2017)

Co-Executors: George Ballenstedt, 61 Pine Tree Road, Sayre, PA 18840 and Mary Young, 802 Mandy Lane, Camp Hill, PA 17011

Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

**Brown, Jane E. a/k/a Jane Emma Brown**

Late of Canton Township (died February 6, 2017)

Executrix: Joanne Biggs, 141 Wight Road, Canton, PA 17724

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

**Buffington, Beverly a/k/a Beverly Benson**

**Buffington**

Late of Wysox Township (died February 24, 2017)

Executrix: Shelley A. Saylor, 955 Leisure Drive, Towanda, PA 18848

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Bump, George**

Late of Towanda Township (died February 16, 2017)

Executor: Daniel L. Barr, 513 Fourth Street, Towanda, PA 18848

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

**Kikkawa, Kazutoshi**

Late of Sayre Borough (died July 2, 2016)

Executor: Kaz Christopher Kikkawa, 1516 Elmwood Avenue, Nashville, TN 37212

**Shedden, Norma J. a/k/a Norma Jean Foust Shedden**

Late of Troy Township (died February 27, 2017)

Executor: Leo E. Shedden, 482 Beaverdale Road, Troy, PA 16947

Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**Torsell, Thomas J., Sr.**

Late of Towanda Borough (died March 13, 2017)

Administrator: Thomas J. Torsell, Jr. c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**SECOND PUBLICATION**

**Moody, Donald H., Jr.**

Late of the Township of Wilmot (died February 23, 2017)

Co-Executrices: Janis Proski and Deidre Simpson c/o Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

Attorney: Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

**Warner, Vina M.**

Late of Litchfield Township

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Executor: Dale E. Warner c/o Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011

Attorneys: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011, (717) 975-9446

**THIRD PUBLICATION**

**Chaffee, Dennis L.**

Late of Orwell Township (died March 3, 2017)

Executrix: Christine A. Chaffee, 32068 Route 187, Rome, PA 18837

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Cheresnowski, Emilie P. a/k/a Emilie L. Cheresnowski a/k/a Emilie C. Cheresnowski**

Late of Athens Township (died February 25, 2017)

Co-Executors: Stephen J. Covey, 11696 Sheshequin Road, Athens, PA 18810 and Regina Callear, 528 Main Street, Waverly, NY 14892

Attorney: Frances W. Crouse, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

**Strange, Charles T.**

Late of Athens Township (died November 14, 2016)

Executrix: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

Attorney: Susan E. Hartley, Esquire, 320 South Main Street, Athens, PA 18810

**REGISTER'S NOTICE**

0815-0164 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MARTIN C. LENZ, Administrator DNBCTA of the Estate of Barbara C. Lenz, late of Sayre Borough, Bradford Co., PA.

Shirley Rockefeller  
Register of Wills

Apr. 4, 11

**CHANGE OF NAME NOTICE**

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY

NO. 2017 IR 0011

NOTICE IS HEREBY GIVEN that on March 23, 2017, the petition of Maysen Alexzander Garris was filed in the above-named Court, requesting an Order to change the name of Maysen Alexzander Garris to Maysen Alexzander Green.

The Court has fixed the day of May 3, 2017 at 10:00 a.m., at the Bradford County Courthouse, Towanda, Pennsylvania as the time and place for hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of Petitioner should not be granted.

KATRINA FAUCETT, ESQUIRE  
332 S. Main Street  
P.O. Box 309  
Athens, PA 18810  
(570) 888-0660

Apr. 11

**CHANGE OF NAME NOTICE**

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY

NO. 2017 IR 0012

NOTICE IS HEREBY GIVEN that on March 23, 2017, the petition of Bentley Charles Garris was filed in the above-named Court, requesting an Order to change the name of Bentley Charles Garris to Bentley Charles Green.

The Court has fixed the day of May 3, 2017 at 10:00 a.m., at the Bradford County Courthouse, Towanda, Pennsylvania as the time and place for hearing on said Petition, when and where all interested parties may

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appear and show cause, if any, why the request of Petitioner should not be granted.

KATRINA FAUCETT, ESQUIRE

332 S. Main Street

P.O. Box 309

Athens, PA 18810

(570) 888-0660

Apr. 11

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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, April 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL 49-086.01-098-000-000.

ALL those certain lots, pieces or parcels of land situate, lying and being in the Borough of Towanda, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: Bounded on the north by lot of Spencer, now or formerly, on the east by lands of Raymond DeFlaun, now or formerly; on the south by lands of Marry E. Bartlett Estate, now or formerly; and on the west by Watts Street, being 57.88 feet on Watt Street.

LOT NO. 2: ON the north by a lot formerly conveyed to Maria T. Kniffen; on the east by lands of N. N. Betts as Trustee, now or formerly and E. Overton, now or formerly; on the south by lands of Mary E. Bartlett, now or formerly, and on the west by Watt Street, and being the north half of Lot #1 as shown in Deed Book 331 at page 332.

The two foregoing lots are commonly known as Nos. 26 and 28 Watts Street and with 115.76 frontage on Watt Street, being more fully described as follows:

BEGINNING at a point in the east line of Watt Street, said point being the north side of an alley immediately north of lands of

James Fleming, now or formerly; thence in a northerly direction along the east side of Watt Street for a distance of 115.76 feet to place of beginning; run thence in an easterly direction for a distance of 86.5 feet to lands of Raymond DeFlaun, now or formerly; run thence in a northerly direction along the west line of the said DeFlaun property, now or formerly, for a distance of 116 feet to a point; run thence in a westerly direction a distance of 86.5 feet to the east line of Watt Street; run thence in a southerly direction along the east line of said Watt Street a distance of 115.76 feet to place of beginning; this description being predicated on a survey made by Hiram E. Bull, County Surveyor, on the 25th day of February, 1902.

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

TAX PARCEL #49-086.01-098 -000-000.

BEING KNOWN AS: 28 Watts Street, 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 M & T BANK vs. TONYA S. AYERS.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 5, 2017

Apr. 4, 11, 18

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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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, April 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain lot, piece or parcel of land, situate in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at a corner in the south line of Draper Street 204 feet west from a corner in the west line of Spring Street; thence S. 5° 10' E. 171 6/10 feet to land of W. Tew (formerly); thence S. 84° 6' W. 40 feet to a corner in Tew (formerly) line; thence N. 5° 10' W. 172 1/10 feet to a corner in S. line of Draper Street; thence along south line of Draper Street 40 feet to the place of beginning, being Lot Number 7 of the Adamy plot of O.B. Spring Estate, made by N.F. Walker, Oct. 24, 1901.

Also all that other certain lot, piece or parcel of land, situate in the Borough of Sayre, County of Bradford and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the south line of Draper Street, distant one hundred and ninety (190) feet westerly from the intersection of the south line of Draper Street with the west line of Spring Street; thence south 16° 14' east one hundred and seventy-one (171) feet to the northerly line of lands of William Tew (formerly); thence south 84° 6' west seventeen and one-tenth (17.1) feet along said Tew's (formerly) line to a corner; thence north 5° 10' west one hundred seventy-one and six tenths (171.6) feet to the south line of Draper Street; thence north 84° 50' east along the south line of Draper Street fourteen (14) feet to the place of beginning. Being part of Lot No. 5 of the Adamy Plot.

Title to said Premises vested in Wendy Palfreyman by Deed from Ren Allen Titus, as attorney-in-fact for Albert R. Titus, single dated September 3, 2004 and recorded on

September 10, 2004 in the Bradford County Recorder of Deeds as Instrument No. 20411479.

Being known as: 103 Draper Street, Sayre, PA 18840.

Tax Parcel Number: 35-007.06-030-000.

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 WELLS FARGO BANK vs. WENDY PALFREYMAN.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

April 5, 2017

Apr. 4, 11, 18

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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, April 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the BOROUGH OF SOUTH WAVERLY, COUNTY OF BRADFORD, and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at an iron pin on the east side of Loder Street where it intersects with the south line of Pleasant Street; thence South 80 degrees 30 minutes East a distance of 129.8 feet to an iron pin located on the northwest corner of lands now or formerly of Mary Shopia Connolly; thence along the west line of Connolly's, now or formerly,

land South 9 degrees 30 minutes West a distance of 87 feet, more or less, to an iron pin; thence through the lands of now or formerly of Dominic Petrocco and Della W. Petrocco, North 80 degrees 30 minutes West a distance of 178.3 feet to an iron pin located on the east line of Loder Street; thence along the east line of Loder Street, North 39 degrees East a distance of 99.4 feet to an iron pin and the place of beginning.

BEING AND INTENDING to describe Lot No. 16 and the northerly half of Lot No. 43 as set forth on a survey prepared by George K. Jones, County Surveyor, made September 7, 1959, and bearing No. 4004.

BEING AND INTENDING to describe the same premises as conveyed to Anthony C. Fascinella and Jacquelyn Ann Fascinella, his wife by deed from Dominic Petrocco and Delia W. Petrocco, his wife, said deed dated July 23, 1960 and recorded July 25, 1960 in Bradford County Record Book 551 at Page 230. Jacquelyn Ann Fascinella departed this life on September 23, 2010 leaving Anthony C. Fascinella fully vested in the property.

Commonly known as: 368 Loder Street, Sayre, PA 18840.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Fascinella and Ann M. Fascinella, by deed from Michael Anthony Fascinella was recorded 08/27/14, in the Bradford County Recorder of deeds as Instrument No 201419689.

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 BANK OF NEW YORK MELLON vs. MICHAEL FASCINELLA.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
April 5, 2017

Apr. 4, 11, 18

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, April 26, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece of parcel of land situate in the township of Athens, county of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north line of Third street, said point being marked with an iron pin and said point being the southeast corner of the lot described and southwest corner of lands now or formerly of Joseph Peters (peter's deed reference—land record book 313 at page 251);

CONTINUING thence 34 degrees 39 minutes 47 seconds east a distance of 187.90 to an iron pin for a corner;

THENCE north 56 degrees 57 57 seconds west a distance of 130.13 feet to a pin set for a corner;

THENCE south 34 degrees 46 minutes 58 seconds west 187.92 feet to a pin found for a corner;

THENCE along the north line of Third street south 56 degrees 57 minutes 57 seconds east a distance of 130.52 feet to the point of beginning.

CONTAINING 24,478.00 square feet or 0.562 acre of land as described in as shown on a survey map prepared by Joyce Surveying & Mapping Associates bearing instrument no. its-1 #AK0145, plan #JS9507D dated March 20, 1995, and approved as a subdivision by the Athens township planning commission on April 26, 1995 and reviewed by the Bradford county planning commission on May 2, 1995. Said map was re-



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corded in the Bradford county register & recorder's office on May 2, 1995 in Drawer 31 at map 27.

TITLE TO SAID PREMISES IS VESTED IN TODD I. MINIER AND COLLEEN M. MINIER, H/W, THEIR HEIRS AND ASSIGNS, by Deed from MICHAEL JOHN REAGAN AND AMY LIN REAGAN f/k/a AMY LIN SMITH, H/W, Dated 10/29/2002, Recorded 10/30/2002, Instrument No. 200214106.

Tax Parcel: 09-007.07-012-000-000.

Premises Being: 145 Third Street a/k/a 239 Robb Street, Sayre, PA 18840.

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 BANK OF NEW YORK MELLON vs. TODD MINIER & COLLEEN MINIER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
April 5, 2017

Apr. 4, 11, 18