



**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.

**SECOND PUBLICATION**

**Morgan, David J., Jr.**

Late of Smithfield Township (died June 23, 2023)

Executrices: Barbara A. Morgan and Adrienne M. Deal c/o David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

Attorney: David J. Harris, Esquire, 67-69 Public Square, Suite 700, Wilkes-Barre, PA 18701

**Tomlinson, Sarah Jane a/k/a Sarah J.**

**Tomlinson**

Late of Albany Township (died June 22, 2023)

Executor: Kevin Francis Bryde, 15421 Baffin Circle, Huntington Beach, CA 92649

Attorney: Kenneth R. Levitzky, Esquire, P.O. Box 489, Dushore, PA 18614

**THIRD PUBLICATION**

**Deitrick, Sherry Ann**

Late of Canton Borough (died May 21, 2023)

Administrator: Larry Deitrick, 388 East Main Street, Canton, PA 17724

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

**Franklin, Glorianna M.**

Late of Canton Township (died May 10, 2023)

Administrator: E. Larry Franklin, 228 Jackson Road, Laceyville, PA 18623

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Ross, David H.**

Late of 2487 Shotgun Hollow Road, Ulster (died February 6, 2023)

Executor: Gerald M. Slater, Jr., 2487 Shotgun Hollow Road, Ulster, PA 18850

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

**REGISTER'S NOTICE**

0821-0065 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF DAVID J. BRANN, Executor of the Estate of Richard M. Elsbree, late of Athens Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 19th day of September, 2023.

Sheila M. Johnson  
Register of Wills

Sept. 5, 12

**MISCELLANEOUS LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO. 2023CO0003

EMINENT DOMAIN PROCEEDING  
IN REM

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IN RE: CONDEMNATION BY  
THE COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT  
OF TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 14, SECTION 093 IN THE  
TOWNSHIP OF SOUTH CREEK

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 August 18, 2023 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 June 7, 2023 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 14 Section 093 R/W in Bradford County, also Township Road T-878," a copy of which plan was recorded in the Recorder's Office of the aforesaid county on June 21, 2023, in Instrument #202305975.

The purpose of the condemnation is to acquire property for transportation purposes.

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) 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.  
0800963000; 2; Renee Marshall a/k/a Renee Cairo; Owner address unknown and undeterminable after diligent search.

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.

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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

Sept. 5

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**MISCELLANEOUS LEGAL  
NOTICE**

IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY,  
PENNSYLVANIA

\_\_\_\_\_  
DOCKET NO. 2022FC0360

\_\_\_\_\_  
CUSTODY ACTION

Leonard Teuteberg  
vs.  
Chelsea Hainer and Matthew Mesich

\_\_\_\_\_  
NOTICE

TO: MATTHEW MESICH

You are hereby notified that a Complaint for Custody, naming you as the natural parent of the minor child, T.J.M. was filed with the Court on June 30, 2023. You are further notified that, by Order of Court dated June 30, 2023, the above-captioned matter is scheduled for a preliminary custody con-

ference on September 6, 2023 at 1:00 p.m. at the Bradford County Courthouse, before Robert B. McGuinness, Hearing Master.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights (including custody) important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERONS AT REDUCED FEE OR NO FEE.

Bradford County  
Prothonotary's Office  
Bradford County Courthouse  
301 Main Street  
Towanda, PA 18848  
(570) 265-1705

FRANK J. NIEMIEC, ESQUIRE  
NIEMIEC, SMITH & PELLINGER  
427 Main Street  
Towanda, PA 18848  
(570) 265-2147

Aug. 30; Sept. 5

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**MISCELLANEOUS LEGAL  
NOTICE**

IN THE COURT OF COMMON  
PLEAS OF BRADFORD COUNTY,  
PENNSYLVANIA

\_\_\_\_\_  
CASE NO.: 2021FC0410

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DIVORCE—ACTION

LESLIE C. PERRY

Plaintiff

vs.

HAROLD B. PERRY, III

Defendant

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary  
Bradford County Courthouse  
301 Main Street  
Towanda, PA 18848

Sept. 5

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, September 27, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

Parcel #41-007.04-178.

ALL THAT LAND in the Borough of South Waverly, Bradford County, Pennsylvania, known as Village lot number seventy-one (71) on a map made by Z.F. Walker, and recorded January 20, 1866 in the Office for the Recorder of Deeds for Bradford County in Deed Book Number 74 at Page 23, reserving twelve feet in width along South Street for highway, said lot being sixty-six feet in width.

BEING AND INTENDING to describe the same premises conveyed by Amber Lane and Shawn L. Lane, husband and wife, to Michelle Salsman, by Deed dated April 17, 2003 and recorded May 2, 2003 at Bradford County Instrument Number 200306256.

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 on the above-described property by the Grantor or any other party.

BEING KNOWN AS: 44 COURT STREET, SOUTH WAVERLY BOROUGH a/k/a SAYRE, PA 18840.

PROPERTY ID NUMBER: 4100704178.

BEING THE SAME PREMISES WHICH MICHELLE SALSMAN BY DEED DATED 4/10/2013 AND RECORDED 4/17/2013 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT # 201306824, GRANTED AND CONVEYED UNTO MATTHEW R. TALADA AND RACHAEL N. TALADA.

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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. DONALD E. TALADA, RACHAEL N. TALADA, CYNTHIA R. TALADA, MATTHEW R. TALADA.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
September 6, 2023

Sept. 5, 12, 19

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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, September 27, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, piece, or parcel of land, lying and being in the Township of Litchfield, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in or near the center of Township Road No. 845, said point being situate South 73° 34' West, 426 feet to a point, South 78° 32' West, 129.1 feet to a point, and South 81° 34' West, 106.55 feet from the point marking the center of the intersection of Township Road No. 845, with Township Road No. 847 to a point, for a corner in or near the center of said Township Road No. 845, the place of beginning. Said place of beginning being the

Southeast corner of the parcel of land about to be described, the Southwest corner of other lands of Manzek Land Company, Inc., now or formerly, and being in the North line of lands of Herbert Proctor; proceeding thence along the course of said Township Road, in or near the center thereof, South 81° 34' West, 160 feet to a point in or near the center thereof, marking the Northwest corner of said Proctor and the Northeast corner of other lands of Manzek Land Company, Inc., now or formerly, and thence along said Township Road, in or near the center thereof in the North line of other lands of Manzek Land Company, Inc., now or formerly, South 81° 51' West, 560 feet to a point for a corner in or near the center of said Township Road marking the Southwest corner of the parcel of land herein described and being an interior angle of other lands of Manzek Land Company, Inc., now or formerly; proceeding thence through a pin situate on the Northerly edge of said Township Road and thence along a staked and blazed line in an East line of other lands of Manzek Land Company, Inc., now or formerly, North 14° 37' 15" West, 901.95 feet to a pin for a corner in a hedgerow in the South line of lands of Lester West, now or formerly, marking the Northwest corner of the within described parcel of land and the Northeast corner of the within described parcel of land and the Northeast corner of other lands of Manzek Land Company, Inc., now or formerly; proceeding thence along said hedgerow in the South line of said West, North 57° 36' East, 200 feet to a pin for a corner marking the Northeast corner of the within described parcel of land and the Northwest corner of other land of Manzek Land Company, Inc., now or formerly; proceeding thence along a blazed and staked line in a Southwest line of other land of Manzek Land Company, Inc., now or formerly, South 41° 20' East, 1,168.04 feet

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through a pin situate on the Northerly edge of said Township Road No. 845, to a point for a corner in or near the center of said Township Road, the place of BEGINNING.

CONTAINING 10.06 acres of land, more or less, as per plat of Survey No. S-7219-A-6 by George K. Jones & Associates, dated February, 1986. Said survey was approved as a subdivision by the Bradford County Planning Commission on May 12, 1986, and recorded with the Recorder of Deeds on May 13, 1986 as Map No. 2392.

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 SOUTHWEST STAGE FUNDING, LLC d/b/a CASCADE LAND HOME FINANCING vs. ROBERT JONES AND DONNA JONES.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
September 6, 2023

Sept. 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, September 27, 2023 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 Borough of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the South line of Redington Avenue, at the Northeast

corner of a lot conveyed to A. S. Newman, now or formerly Mrs. George Fletcher; thence along the South line of said Street aforesaid, North 89 degrees East, one hundred feet to a post; thence by lands formerly of G. F. Redington, South 1 degree East, one hundred sixty-nine and 5/10 feet to a corner on the line of lands formerly of E. S. Jewell; thence by same, North 86 degrees West, one hundred and 4/10 feet to a corner; thence by the line of lands formerly of William Morgan and Newman lot, aforesaid, North 1 degree West, one hundred sixty and 1/4 feet to the place of beginning. CONTAINING sixty perches of land be the same more or less.

BEING the same land conveyed to Krista Bellows, single by James C. Blackwell and Karen Blackwell, his wife by Deed to be recorded immediately prior hereto.

BEING KNOWN AS: 1034 REDINGTON AVENUE, TROY, PA 16947.

PROPERTY ID NUMBER: 52-068.02-120-000-000.

BEING THE SAME PREMISES WHICH JAMES C. BLACKWELL AND KAREN BLACKWELL, HIS WIFE BY DEED DATED 2/12/2012 AND RECORDED 2/28/2012 IN THE OFFICE OF THE RECORDER OF DEEDS INSTRUMENT # 201204909, GRANTED AND CONVEYED UNTO KRISTA BELLOWWS.

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 LAKEVIEW LOAN SERVING, LLC v. KRISTA BRADLEY a/k/a KRISTA MARIE BELLOWWS.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
September 6, 2023

Sept. 5, 12, 19