
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

Ballard, Leona R. a/k/a Maxine Leona R.

Ballard

Late of Troy Borough

Executor: Brent L. Ballard c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348

Attorneys: Donald B. Lynn, Jr., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348

Fleming, Clifford D.

Late of Granville Township (died August 20, 2018)

Executrix: Patricia A. Fleming, 1393 Route 514, Granville Summit, PA 16926
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Lutz, Oliver C.

Late of North Towanda Township (died September 8, 2018)

Executor: Terry O. Lutz, 55 Tennessee Gas Road, Troy, PA 16947

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

Slocum, Marilyn June a/k/a M. June King

Slocum a/k/a M. June Slocum

Late of Burlington Township (died September 13, 2018)

Executrix: Kathy S. Wolstenholme, 66 Luthers Mills Road, Towanda, PA 18848

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

Yanuzzi, Josephine M. a/k/a Josephine Yanuzzi

Late of South Waverly Borough (died August 22, 2018)

Executor: Ralph Yanuzzi, 5 Coolbaugh Street, Sayre, PA 18840

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

SECOND PUBLICATION

Brown, Herbert, II

Late of Smithfield Township (died July 6, 2018)

Co-Administrators: Herbert Brown, III and LynnMarie Castle 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

Estelle, Linda L.

Late of Monroeton Borough (died August 21, 2018)

Executrix: Michelle Chaffee, 1599 Casterline Rd., Warren Center, PA 18851

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

Harley, Rose M.

Late of Troy Borough (died July 19, 2018)

Executrix: Deborah Ann Fogleman 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

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Ives, Robert Glendenning, Jr.

Late of Troy Borough (died September 9, 2018)

Administratrix: Denise S. Ives, 103 Chestnut Street, Troy, PA 16947

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

Pelton, Dorothy L.

Late of Leroy Township (died August 31, 2018)

Co-Executors: Robert M. Pelton, 220 Stuart Street, Howell, NJ 07731 and Carol A. Gillock, 12A Eatoncrest Drive, Eatoncrest, NJ 07724

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

THIRD PUBLICATION

Bush, Eloise M. a/k/a Eloise C. Bush

Late of Wysox

Executrix: Sharon R. Murray, 3090 River Road, Wysox, PA 18854

Attorney: John A. Shoemaker, Esquire, 125 Headley Ave., Dushore, PA 18614, (570) 928-7374

Cook, Ronald T.

Late of Orwell Township (died January 5, 2016)

Executrix: Jill M. Edwards, 90 Spaulding Hill Rd., Owego, NY 13827

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

Shiffert, Claude Edward

Late of Warren Township (died January 15, 2018)

Executrix: Jennifer L. Albert, 422 Woodlawn Ave., Slatington, PA 18080

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

Zettlemoyer, Earl Robert a/k/a Earl Robert Zettlemoyer, Jr.

Late of North Towanda Township (died August 20, 2018)

Co-Executrices: Theresa L. Sparrow, 442 Hillcrest Drive, Towanda, PA 18848 and Kirsten Taylor, 3013 High Vista Walk, Woodstock, GA 30189

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

MISCELLANEOUS LEGAL NOTICE

PUBLIC NOTICE OF PUBLIC HEARING AT SPECIAL MEETING AND NOTICE OF INTENT TO ADOPT ORDINANCE

TAKE NOTICE that the Sylvania Borough Council, during a special meeting on Monday, October 29, 2018, at 7:00 p.m. at the Sylvania Borough Municipal Building located at 2553 Sylvania Road, Sylvania, PA 16945, will listen to comments by members of the public concerning the following Ordinance. If substantial amendments are not offered to the proposed Ordinance at the meeting, the Sylvania Borough Council intends to consider enactment of the said Ordinance during their regularly scheduled meeting on Monday, November 12, 2018, at 7:00 p.m. at the Sylvania Borough Municipal Building.

AN ORDINANCE REGULATING CERTAIN STORM WATER SYSTEMS WITHIN THE BOROUGH OF SYLVANIA.

BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of Sylvania, Bradford County, Pennsylvania, as follows:

SECTION 1—TITLE, PURPOSE AND AUTHORITY.

SECTION 2—DEFINITIONS AND CONSTRUCTIONS.

SECTION 3—OWNER'S RESPONSIBILITY FOR STORM WATER SYSTEMS AND MANNER OF BOROUGH'S

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ACCEPTANCE OF OWNERSHIP OF STORM WATER SYSTEMS.

SECTION 4—STANDARDS FOR AND INSPECTIONS OF STORM WATER SYSTEMS.

SECTION 5—NOTICE AND REQUEST FOR REMOVAL.

SECTION 6—VIOLATIONS AND PENALTIES.

SECTION 7—SEVERABILITY AND EFFECTIVE DATE.

Copies of the proposed Ordinance may be examined without charge or obtained for a charge not greater than the actual cost of reproduction thereof at the Sylvania Borough Municipal Building located at 2553 Sylvania Road, Sylvania, PA 16945, during regular business hours or by contacting the Borough Secretary, Linda Lawrence, at (570) 297-4358. A copy of the proposed Ordinance has also been supplied to the Bradford County Law Library, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848 and The Daily Review.

ZACHARY R. GATES, ESQUIRE
Sylvania Borough Solicitor
GATES LAW OFFICE PLLC
122 Elmira Street
Suite A
Troy, PA 16947
(570) 529-6028

Oct. 16, 23

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, October 31, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain piece or parcel of land situate in the Township of Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the public highway at the corner of a lot formerly conveyed by Sherman S. Vermilya and Augustus, his wife, to Mrs. Cyrus Wolsey, running in a southerly direction along said Wolsey's lot, now or formerly, 224 feet to a point; thence at right angles in a westerly direction 24 feet to a point; thence at right angles 49 feet to a point; thence at right angles in a westerly direction 73 feet along the Hickok lands, now or formerly, to a point where the Grantors, Whipples and Hickoks lands, now or formerly, join; thence northerly along the Whipples line, now or formerly, 273 feet to the center of street; thence in an easterly direction along the center of the street 97 feet to the place of beginning.

CONTAINING more or less.

BEING the same lands conveyed to Charles B. Stimson and Theresa A. Stimson, his wife, to Jesse L. Segraves, by deed dated August 5, 2011 and not yet recorded but intended to be recorded before the recording of this mortgage.

GRANTORS EXCEPT AND RESERVE for themselves, their heirs and assigns, all oil, gas and mineral rights on and under the above described property, along with easements and rights of way for themselves, their heirs, successors, assigns, lessees and other parties, to remove the oil, gas and minerals from the property, to come onto the property, to explore for oil, gas and minerals, to construct well sites and any other structures, install utility lines, access roads, pipelines, and any other machinery, equipment or structures needed to remove the oil, gas and minerals from the property and do whatever else is necessary, desirable or appropriate to remove the oil, gas and minerals from the property.

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-

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way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

TAX PARCEL #: 16-117.01-008.

BEING KNOWN AS: 216 Grover Road, Canton, PA 17724.

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 JP MORGAN CHASE BANK vs. JESSE SEAGRAVES.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
October 10, 2018

Oct. 9, 16, 23

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, October 31, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

TAX 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 a highway, said lot being sixty-six feet in width.

BEING AND INTENDING to describe the same premises conveyed by Amber Lane and Shawn W. Lane, husband and wife, to Michelle Salesman, 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, 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 M&T BANK vs. RACHAEL N. TALADA & MATTHEW R. TALADA.
Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
October 10, 2018

Oct. 9, 16, 23