
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

Bailey, Lloyd William

Late of Ulster Township (died February 10, 2019)

Executrix: Susan B. Raver, 16 Birch Lane, Hanover, PA 17331

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

Merl, Christa

Late of the Township of New Albany (died March 1, 2019)

Executor: Peter H. Merl, 552 Norwood Ave., Warminster, PA 18974

SECOND PUBLICATION

Evans, Betty J.

Late of 1990 Elmira Street, Sayre (died February 7, 2019)

Personal Representative: Sandra Sefcik c/o Frank M. Como, Esquire, 440 Waverly Street, Waverly, NY 14892

Attorney: Frank M. Como, Esquire, 440 Waverly Street, Waverly, NY 14892

Robinson, Lucille Louise

Late of Bradford County (died March 16, 2019)

Executor: David M. Larrabee, 205 Longwood Drive, Stafford, VA 22556

Smith, Jasper S.

Late of Canton Township (died March 15, 2019)

Executrix: Angela R. Kirby, 10006 Route 414, Canton, PA 17724

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

Wilson, Evelyn May a/k/a Evelyn Miller Wilson

Late of Wysox Township (died January 30, 2019)

Executor: Gary C. Miller, 73 Election House Road, New Albany, PA 18833

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

THIRD PUBLICATION

Ball, Joan

Late of Athens Township (died September 21, 2018)

Executor: Philip Ball, 87 Brown Road, Sayre, PA 18840

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

Callear, Donald A.

Late of Athens Township (died March 6, 2019)

Executor: Michael J. Callear, 201 East Cherry Street, Athens, PA 18810

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

Carman, Linda M. a/k/a Linda Carman

Late of Athens Borough (died March 2, 2019)

Executrices: Stacey R. Long, 413 Scenic View, Horseheads, NY 14845 and Jennifer L. Bartlow, 33 Lake View Lane, Sayre, PA 18840

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 North Elmira Street, Athens, PA 18810

Gestewitz, Terry L., Sr.

Late of Bradford County

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Executrix: Heidi Brady 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

Principal office: 516 W. Lockhart St., Sayre, PA 18840. Party: Clayton Waltman, 516 W. Lockhart St., Sayre, PA 18840.

Apr. 16

SHERIFF’S SALE

Hertel, Elizabeth Lynne

Late of Canton Township (died March 3, 2019)
Co-Executors: Benjamin John Hertel a/k/a Benjiman John Hertel, 703 E. 5th Street, Port Angeles, WA 98362 and Howard Davis Hertel, 406 Cascadilla Street, Ithaca, NY 14850
Attorneys: Gerald W. Brann, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

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 24, 2019 at 10:00 o’clock in the forenoon the following described property to wit:

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

Rood, Donnie D.

Late of Bradford County
Executrix: Penny L. Zack c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

LOT NO. 1:

BEGINNING at a point the intersection of the North line of Pitney Street and the West line of East Second Street in said borough, running thence northerly about 142-1/10 feet to the South line of Lot No. 182; thence westerly along the South line 43-9/10 feet to the East (erroneously West in previous recorded deeds) line of Lot 184; thence southerly along said East (erroneously West in previous recorded deeds) line 140 feet to the North line of Pitney Street; thence easterly along said North line 68-2/10 feet to the place of beginning, being Lot 183 on map of John Ellis land in South Waverly, Pennsylvania.

Sanders, Priscilla Ann Molina a/k/a Priscilla Adams

Late of Sheshequin Township (died November 6, 2015)
Administrator: Thomas P. Sanders, 3519 Sheshequin Rd., Towanda, PA 18848
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

LOT NO.2:

BEGINNING at a point in the North line of Pitney Street, the southeast corner of lot owned or occupied by one William Fields, now or formerly; running thence northerly one hundred and forty (140) feet to the northeast corner of said Fields lot; thence easterly to the northwest corner of lot owned now or formerly by Patituce; thence southerly along the West line of Lot of Patituce to

FICTITIOUS NAME NOTICE

Notice is given that Clayton Waltman, in compliance with PA Fictitious Names Act, applied for registration of Fictitious Name:

WILD
CLYDESDALE WOODWORKING

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the North line of Pitney Street; thence westerly along the North line of Pitney Street to the point and place of beginning. Being Lots No. 184 and 185 as shown on the Map of the D. L. F. Clark Extension, recorded in Deed Book 166 at Page 558 in the Office of the Register and Recorder of Bradford County, Pennsylvania.

EXCEPTING AND RESERVING from Lot No. 2 above the following described property:

BEGINNING at an iron pipe located on the North line of Pitney Street and being the southeast corner of lands of William Fields; thence along the Field's land in a northerly direction a distance of one hundred forty (140) feet to an iron pin located on the South line of lands of Guy Struble; thence along the south line of lands of Guy Struble in an easterly direction a distance of seventy (70) feet to an iron pipe located at a point on the North line of Lot No. 184; thence in a southerly direction through Lot No. 184, a distance of one hundred forty (140) feet to the North line of Pitney Street; thence in a westerly direction along the North line of Pitney Street a distance of seventy (70) feet to the place of beginning.

BEING KNOWN AS: 91 PITNEY STREET, SOUTH WAVERLY, PA 18840.

BEING THE SAME PREMISES which Steven E. Onofre, by Deed dated July 17, 2001 and recorded July 23, 2001 in the Office of the Recording of Deeds, in and for Bradford County, in Deed Instrument # 200108231, granted and conveyed unto TERESA HENNESSY.

PARCEL #41-007.05-226.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$8.90 PER DIEM.

ASSESSED VALUE: \$20,050.

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 GSMPS MORTGAGE LOAN vs. TERESA HENNESSY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16

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 24, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

Legal Description

Parcel #41-007.05-243.

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

KNOWN as Lot No. 11 in a plan of lots called Bradford Terrace as recorded in the Register of Deeds for Bradford County, Pennsylvania, in Plan Book 1, page 63, said lot is bounded and described as follows:

BEGINNING at a stake at the intersection of the west line of East Second Street (now Douglas Avenue) with the north line of Walker Street; thence westerly 141.2 feet along said Walker Street to a stake; thence northerly 40 feet along Lot 10 to a stake; thence easterly 140 feet along Lot 12 to a stake; thence southerly 58.2 feet along East Second Street (now Douglas Avenue) to a stake, the place of beginning.

BEING KNOWN AS: 201 DOUGLAS AVENUE, SAYRE, PA 18840.

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PROPERTY ID: 41-007.05-243.

TITLE TO SAID PREMISES IS VESTED IN GREGORY M. WOOD, SINGLE BY DEED FROM BRADLEY M. FOSS AND TANYA FOSS, HUSBAND AND WIFE RECORDED 11/01/2017 IN INSTRUMENT#201719221.

TO BE SOLD THE PROPERTY OF GREGORY M. WOOD.

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 DITECH FINANCIAL LLC vs. GREGORY WOOD.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16

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 24, 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 lying and being in the township of Towanda, county of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly right of way line of state highway route no. 220, said point being the southwesterly corner of the lands hereby described and the northwesterly corner of lands now or for-

merly of Frank Sena; thence from said point of beginning and along the easterly right of way line of route no. 220, as marked by a chain link fence, north 34° 22' 53" east 237 feet to a found pin marking the northwesterly corner of the lands hereby described and the southwesterly corner of lands now or formerly of Dorothy Goodrich, south 60° 53' 57" east 447.72 feet to a pin; in the westerly line of lands now or formerly of Leroy Sullivan; thence along the westerly line of lands now or formerly of Leroy Sullivan and lands now or formerly of Martha Welch, south 30° west 237.00 feet to found pin along lands now or formerly of the said Martha Welch; thence north 60° 45' 04" west 378.05 feet to a pin in the easterly right of way line of state highway route no. 220, being the point and place of beginning.

CONTAINING 2.00 acres, more or less, as shown on survey prepared by George K. Jones & Associates, dated April 7, 1988 and revised September 16, 1998 bearing map no. 8331-A.

ALSO being the same parcel described as containing 7,783.05 feet, more or less and depicted as a joint right of way on survey prepared by George K. Jones & Associates, dated April 7, 1988 and revised September 16, 1998 and bearing map no. 8333-A, for the right of ingress, egress and regress to said premises from S.R 2027, having a parcel ID # of 50-086-07-120-000.

SUBJECT to a gas right of way line along the northeasterly side of said premises as shown on survey prepared by George K. Jones & Associates, dated April 7, 1988 and revised September 16, 1998 and bearing map no. 8333-A.

THIS is a corrective deed to correct the legal description to properly read and also to convey the said 7,783.05 square feet right of way, that was inadvertently not conveyed on previous deed.

Statement pursuant to section 405 of Act 94 of 1980, the Solid Waste Management

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Act of 1980—Grantor, by execution of the within instrument, hereby warrants that the property conveyed hereunder has no, to the actual knowledge of the grantor, nor by reason of the action by grantor, been used for the purpose of the disposal of hazardous waste as the same are defined in section 103 of the Act.

TITLE TO SAID PREMISES IS VESTED IN JOHN B. MILLER, JR. AND SANDRA J. BARR, by Deed from LYNN M. BARR, Dated 11/30/2010, Recorded 06/21/2016, Instrument No. 201608963.

Tax Parcel: 50-086.07-121-001-000, 50-086.07-121-001-002.

Premises Being: RR2 BOX 76C a/k/a 51 BOWEN LANE, TOWANDA, PA 18848-8355.

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 US BANK NA TRUSTEE FOR MANUFACTURED HOUSING CONTRACT vs. LYNN BARR WELCH.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16

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 24, 2019 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 Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the east side of Pennsylvania Avenue one hundred eighty five feet (185’) southerly from the southwest corner of the lands of D. E. Evans where same intersects Pennsylvania Avenue, thence North 82° 30’ E 235.4’ to an iron pin; thence South 80° 20’ W 104.2’ to a corner; thence South 82° 30’ W 206.2’ to the west line of Pennsylvania Avenue; thence North 70° 30’ W 100’ to the place of beginning.

BEING KNOWN AS: 872 PENNSYLVANIA AVENUE, SAYRE, PA 18840.

BEING THE SAME PREMISES which Collette Whitmarsh, single, Deed dated August 14, 2012 and recorded August 17, 2012 in the Office of the Recording of Deeds, in and for Bradford County, in Deed Instrument # 201222944, granted and conveyed unto PENNY REYNOLDS, single and MATTHEW GRENINGER, single.

PARCEL #09-020.23-236-000-000.

INTEREST AFTER JUDGMENT AT SIX (6%) PERCENT: \$17.78 PER DIEM. ASSESSED VALUE: \$28,650.

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. PENNY REYNOLDS & MATTHEW GRENINGER.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16

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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, April 24, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT piece or 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 on the west side of Westbrook avenue at the northeast corner of lot no. 133, said point being the southeast corner of lands hereinabout to be conveyed; thence west along the northern line of lot no. 133, one hundred fifty (150) feet to a point for a corner, said point being the southwest corner of lands hereinabout to be conveyed; thence north 8 degrees 45 minutes west along the east line of lots no. 123 and 122, one hundred (100) feet to the southwest corner of lot no. 136, said point being the northwest corner of lands hereinabout to be conveyed; thence east along the southern line of lot no. 136, one hundred fifty (150) feet to the west side of Westbrook avenue; thence south along the west side of Westbrook avenue, one hundred (100) feet to the point and place of beginning.

BEING and intending to describe lot no. 134 and lot no. 135 as shown on the D.E. Evans plot, pursuant to a survey prepared by George K. Jones, county surveyor, dated September 1947 and being map no. 97.

TITLE TO SAID PREMISES IS VESTED IN RALPH EUGENE CARPENTER AND ANDREA E. CARPENTER, HUSBAND AND WIFE, by Deed from LINDA MARSHALL, Dated 11/04/2005, Recorded 11/08/2005, Instrument No. 200512982.

RALPH EUGENE CARPENTER was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of RALPH EUGENE CARPENTER's death on or about 11/30/2010, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor ANDREA E. CARPENTER died on 04/23/2017, and upon information and belief, her surviving heirs are MONIQUE L. CARPENTER, STEVE CARPENTER, JULIETTE CARPENTER, JESSICA CARPENTER, KAITLIN CARPENTER, KEILEN CARPENTER, and MINOR DEFENDANT 1. By executed waivers, JULIETTE CARPENTER, JESSICA CARPENTER, KEILEN CARPENTER, and MINOR DEFENDANT 1 waived their right to be named as defendants in the foreclosure action.

Tax Parcel: 09-020.23-326-000-000.

Premises Being: 106 HILLCREST DRIVE, SAYRE, PA 18840-1006.

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 CHEMUNG CANAL TRUST vs. ANDREA E. CARPENTER (DECEASED).

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16

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

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will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, April 24, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

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

Beginning at a point in the center of Center Street, opposite an iron in the northwest corner of the lot herein described; thence South 83° East 151.5 feet along land now or formerly of Grace M. Wooster to an iron pin; thence South 02° 30' West 50 feet along land now or formerly of Gordon Lloyd to an iron pin; thence North 83° West 151 feet along land now or formerly of Donald and Helen Thomas to a point in the center of Center Street opposite an iron pin; thence North 02° East 50 feet along the center of Center Street to the place of beginning.

The above land is also described according to Survey No. 4836 prepared by George K. Jones, Bradford County Surveyor, under date of January 15, 1963.

TITLE TO SAID PREMISES IS VESTED IN LAWRENCE A. MACHMER, SINGLE, by Deed from ADAM C. VESTER AND KENZIE RIDER, HUSBAND AND WIFE, Dated 09/04/2014, Recorded 09/08/2014, Instrument No. 201420068.

Tax Parcel: 15-105.03-201-000-000.

Premises Being: 282 NORTH CENTER STREET, CANTON, PA 17724-2112.

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 US BANK NA TRUSTEE FOR

AURORA FINANCIAL GROUP vs. LAWRENCE MACHMER.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16

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 24, 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, lying and being situate in the Borough of South Waverly, County of Bradford and State of Pennsylvania, bounded and described as follows:

BEGINNING in the centre of Pitney Street, at the Northeast corner of Patrick Gormans' land, and running thence along the centre of said street, South eighty-two degrees East three and forty-two one hundredths rods to a corner half way between the East and West line of an acre of land, mentioned in a deed from Arthur Yates, to Thomas J. Murray; recorded in Deed Book No. 133, at Page 363; thence on said half way line, South five degrees West, twenty-three and four tenths rods to the North line of Mathewson Farm; thence on said North line, North eighty-two degrees West, three and forty-two one hundredths rods to said Gormans Southeast corner; thence on said Gormans east line, North five degrees East, twenty-three and four tenths rods to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN JOHN F. McCONNELL

BRADFORD COUNTY LAW JOURNAL

AND CAROL M. McCONNELL, HIS WIFE, by Deed from MARY K. SICKLER, WIDOW, Dated 03/08/1961, Recorded 03/15/1961, in Book 555, Page 96.

CAROL M. McCONNELL was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of CAROL M. McCONNELL's death on or about 01/30/2003, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor JOHN F. McCONNELL died on 03/24/2018, and upon information and belief, his surviving heirs are KIMBERLY JOHNSTON, JILL McCONNELL, and DENICE HARRIS.

Tax Parcel: 41-007.04-064.

Premises Being: 54 PITNEY STREET, SAYRE, PA 18840-2745.

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. JOHN F. McCONNELL (DECEASED).
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
April 3, 2019

Apr. 2, 9, 16