

BRADFORD COUNTY LAW JOURNAL

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

Georgescu, Michelle A. a/k/a Michelle

Ann Arbogast Georgescu

Late of Terry Township (died May 14, 2023)

Co-Executors: Jennifer Lahn, 6536 Wyalusing-New Albany Road, Wyalusing, PA 18853 and Kimberly Georgescu, 241 Madison Avenue, Audubon, NJ 08106

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

Nero, Kenneth L. a/k/a Kenneth Lewis Nero

Late of Litchfield Township (died June 6, 2023)

Executrix: Patience Nero, 12647 Berwick Turnpike, Gillett, PA 16925

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

THIRD 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

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

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-

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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.

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

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, 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°

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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 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 & Associ-

ates, 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 hun-

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dred 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 BELLOWES.

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 SERVICES, LLC v. KRISTA BRADLEY a/k/a KRISTA MARIE BELLOWES.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 6, 2023

Sept. 5, 12, 19