

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

Elicker, Marjorie P.

Late of Towanda

Executor: Daniel P. Elicker, 582 Calderwood Neck Road, Vinalhaven, ME 04863

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

Getz, Michael W.

Late of Towanda

Executor: Jesse T. Getz, 33 Hale Street, Pittston, PA 18640

Attorney: John A. Shoemaker, Esquire, 127 Headley Ave., Dushore, PA 18614, (570) 928-7374

Henry, David T.

Late of 205 W. Cooper Street, Athens (died December 20, 2021)

Executrix: Linda Henry, 205 W. Cooper Street, Athens, PA 18810

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

Herlt, Rita M.

Late of West Burlington Township (died December 4, 2021)

Executrix: Dianna Cresho, 1006 Route 706, Wyalusing, PA 18853

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

Tillinghast, Dale D. a/k/a Dale Duane Tillinghast

Late of South Creek Township (died December 4, 2021)

Executor: Louis Tillinghast, 548 Henshaw Lane, Gillett, PA 16925

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

SECOND PUBLICATION

Bidlack, Bruce P.

Late of 353 Bidlack Road, Ulster (died December 10, 2021)

Co-Executrices: Robin Relyea, 292 Straw Hill Road, Barton, NY 13734 and Cathy Russell, 875 Covered Bridge Road, Towanda, PA 18848

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

Fiske, Steven

Late of Bradford County (died November 1, 2021)

Executrix: Jennifer I. Fiske-O'Herron c/o Arthur D. Agnellino, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Attorneys: Arthur D. Agnellino, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Gaskill, William F., III

Late of Towanda (died December 17, 2021)

Executors: David T. Gaskill, Denise M. Bianchi and William F. Gaskill, IV, 17 Coleridge Ave., Hamilton, NJ 08620

Johnson, Betty J. a/k/a Betty Jane Seymour Johnson

Late of North Towanda Township (died October 26, 2021)

Co-Executors: Virginia and William Anderson, 6809 Route 467, Rome, PA 18837

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

Place, James H. a/k/a James Harold Place

Late of Towanda Township (died December 17, 2021)

Executrix: Merri K. Falsey 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

Slocum, Aaron Michael

Late of 4131 Burlington Turnpike, Towanda (died October 13, 2021)

Co-Executors: Cheryl Slocum and Wesley Slocum, 1175 Lynch Road, Towanda, PA 18848

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

THIRD PUBLICATION

Armes, Esther V. a/k/a Esther Valinda Armes

Late of Athens Township (died December 11, 2021)

Executrix: Sara L. Hanafin, 502 Davis Avenue, Endicott, NY 13760

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

Delpierre, James H. a/k/a James Delpierre

Late of Sayre Borough (died December 16, 2021)

Co-Executors: Gerald Delpierre, 951 Pennsylvania Avenue, Harrisburg, PA 17112 and Gary Delpierre, 301 Harrison Street, Sayre, PA 18840

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

Yeomans, Glenn E.

Late of 764 S. Main Street, Athens (died November 21, 2021)

Administratrix: Gwynne E. Comstock, 302 Delaware Street, Sayre, PA 18840

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

LIMITED LIABILITY COMPANY NOTICE

A certificate of organization for a domestic limited liability company was filed on or about January 28, 2022, with the Department of State of the Commonwealth of Pennsylvania, for the purpose of forming a domestic limited liability company organized under the Pennsylvania Business Corporation Law of 1988 (P.L.1444 No. 177) as amended. The name of the limited liability company is:

KROOKED KUTS, LLC
with its registered office at: 1034 Louies Road, New Albany, Pennsylvania 18833.
JOHN A. SHOEMAKER, ESQUIRE
127 Headley Avenue
Dushore, PA 18614
(570) 928-7374

Feb. 1

MISCELLANEOUS LEGAL NOTICE

TO: MEREDITH CELESTE WILSON
KELTNER a/k/a MEREDITH CELESTE WILSON AND TREVOR
JOHN MATHEW PROUGH

You are hereby notified that Orders dated December 16, 2021 were filed in the Orphans' Court of Bradford County, Pennsylvania regarding your children, A.I.S.W.P., born on November 19, 2018 in York, Pennsylvania and I.E.W., born on August 21, 2017 in Sayre, Pennsylvania. Your parental rights have hereby forever been terminated and A.I.S.W.P. and I.E.W.'s adoption proceedings may go forward without your consent, or further notice to you.

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You have a right to appeal this decision. If you wish to appeal, a Notice of Appeal must be filed within thirty (30) days of the Order pursuant to Pa. R.A.P. §§902(a) and 903(b) in the Orphans' Court of Bradford County, Pennsylvania. You are hereby notified that you may voluntarily place on file and update social and medical history information if you choose. All information will be maintained and distributed in a manner that fully protects your privacy.

You may obtain the appropriate form to file social and medical history information by contacting the Pennsylvania Adoption Information Registry at the following address and/or phone number:

Department of Public Welfare
Pennsylvania Adoption
Information Registry
P.O. Box 4379
Harrisburg, PA 17111-0379
Telephone: 1-800-227-0225

Feb. 1

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, February 23, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

All that certain tract or parcel of land, situate in the Township of Litchfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

No. 1: Beginning at a stone corner in the west line of lands formerly owned by Michael Foley; thence along the west line south 72° West 6.5 perches to a corner; thence South 09° West 7.5 perches to a corner; thence South 42° West 9.4 perches to a corner; thence North 83.25° West 15 perch-

es to a corner; thence North 02° East 13 perches to a corner in the south line of lands formerly of Barney Kane; thence along said south line South 88° East 29.2 perches to the place of beginning. Containing 2.106 acres of land.

No. 2: Beginning at a point in the west line of lands formerly of David McKinney's land, on the north branch of Satterlee Creek; thence South 70° West 7.5 perches to a hemlock; thence South 52° 9.4 perches to a beech; thence North 83.25° West 15 perches to a post; thence North 02° East 13 perches to a road; thence along said Road South 1 perch; thence North 88° West, 38 perches to a post; thence South 71° East 7 perches to a pine stump; thence South 22.5° East 17 perches; thence South 59.25° East 10 perches; thence North 72° East 16 perches to a post; thence South 88.5° East 28 perches to a post; thence North 46.25° East 11.5 perches to a post in the west line of lands formerly of said McKinney; and thence North 02° East 4 perches to the place of beginning. Containing 5.0 acres and 89 perches be the same more or less.

No. 3: Beginning at the northwest corner of said lot of land formerly of Barney Kane; thence South 88° 5' East 167.4 perches along lands formerly of said Kane to a stone for a corner; thence South 1° 55' West along lands formerly of Michael Foley and S. Ovenshire, 60 perches to a stake for a corner; thence North 88° 5' West along lands formerly of Sanderson Burns, 167.4 perches to a stake for a corner; thence North 01° 55' East 60 perches along lands formerly of S. Ovenshire and Joseph McKinney to the place of beginning. Containing 60.0 acres and 102 perches of land, be the same more or less. EXCEPTING and reserving from the last above-described premises about 7.0 acres on the northeast of said lot, heretofore deeded to Lewis Eighmey by Stephen McKinney.

No. 4: Beginning at a post, southwest corner of a lot lately owned by Henford D. Kinney, deceased, west by land now or

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formerly of Homer Bronson, west as originally run 83.7 perches to a post; thence north as originally run, 59.6 perches to the southwest corner of land now or formerly of Stephen McKinney; thence 88.25° East (or east as originally run) 83.7 perches to a post for a corner; thence south as originally run 59.6 perches to the place of beginning. Containing 30.0 acres and 51 perches more or less. EXCEPTING and reserving from the above-described premises, premises conveyed to James H. Beam and Nancy K. Beam, his wife, by deed dated July 27, 1961 and recorded August 11, 1961 in Deed Book 556, page 847.

No. 5: Beginning at a stake in the southeast corner of land now or formerly of Stephen McKinney; thence by the same North 88° 5' West 83.7 rods to a stake for a corner; thence South 01° 55' West 59.6 rods to a stake in A. Bronson, deceased, land south line; thence South 88° 5' East 1.7 rods to a pine stump, northeast corner of said Bronson lands; thence South 01° 55' West 58.9 perches to a stake and stones, northwest corner of lands now or formerly of Joel Campbell; thence South 88° 5' East 82 rods to a stake and stones in the west line of A. Miller, deceased, lands; thence by the same lands now or formerly of S. Ovenshire, North 01° 55' East 118.5 rods to the place of beginning. Containing 60.0 acres and 81 perches of land more or less.

EXCEPTING and reserving all that tract or parcel of land, situate in the Township of Litchfield, Bradford County, Pennsylvania, bounded and described as follows:

Beginning at a point said point being in the center line of State Highway No. 08083; thence N 86° W through a pin on the west side of State Highway No. 08083, 350.9 feet to a point said point being marked by a pin; thence S 04° W 300.0 feet to a point said point being marked by a pin and said point being in the center line of an old wire fence and tree line and said point being west of a

stone row; thence N 83° W along the old wire fence and tree line 607.0 feet to a point said point being marked by a pin and said point being in or near a stump fence; thence W 06° 53' E along lands of Thomas Place, now or formerly, and lands herein retained and along the stump fence and a split rail fence and hedge row 995.0 feet to a point said point being marked by a pin and said point being the northwest corner of lands herein retained; thence South 82° 59' East along lands, now or formerly, of James H. Bean and Nancy K. Bean, his wife, and lands conveyed to Grantors and along a stone row 978.0 feet through a pint on the west side of State Highway No. 08083 to a point in the center line of State Highway no. 08083; thence S 15° 52' W along the center line of State Highway No. 08083 382.0 feet to a point in the center line of said Highway; thence S 02° 22' W 300.0 feet along the center line of said Highway to a point said point being the place of beginning. Containing 19.0 acres of land more or less, as depicted on that survey of property of James Bean made by George K. Jones, County Surveyor, dated February 4, 1971, and designated as map No. 7553.

EXCEPTING and reserving unconditional use of a spring along the easterly side of an abandoned road, said road leading off State Highway No. 08083, said spring being directly across the road from lands, now or formerly, of Charles Forrest and said spring being surrounded by a cinder block house.

Bradford County Assessment Number 23-021.00-150-000-000.

Address: 11027 N Rome Road, Athens, PA 18810.

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.

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Seized and taken into execution at the suit of GUTHRIE FEDERAL CREDIT UNION vs. KAREN MASLINSKI f/k/a KAREN NOVOTNY.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Feb. 2, 2022

Feb. 1, 8, 15

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, February 23, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Monroe Borough, County of Bradford, Commonwealth of Pennsylvania.

On the east by an alley running south from Broad Street; on the south by lands of Mary Owens; on the west by lands of D. N. Newton and H.H Ingham; on the north by lot No. 4 owned by H. Campbell plot, being 54.5 feet in width and 181 feet in depth.

CONTAINING 36.5 perches of land more or less.

BEING the same premises conveyed by Lloyd Cook and Myra Cook, husband and wife, to Kevin J. Cory, Jr., dated and recorded immediately prior to the recording of this instrument.

PARCEL #24-099.05-021-000-000.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 179 Dalpiaz Drive f/k/a 104 Dalpiaz Drive, Monroe, PA 18832.

BEING THE SAME PREMISES which Lloyd Cook and Myra Cook by Deed dated October 8, 2009 and recorded October 16, 2009 in the Office of the Recorder of Deeds in and for the County of Bradford, Pennsyl-

vania in Instrument No. 200922036 granted and conveyed unto Kevin J. Cory, Jr. in fee.

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 TRUST NATIONAL ASSOCIATION, NOT IN ITS CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JENNY JAE CORY a/k/a KEVIN J. CORY, JR.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Feb. 2, 2022

Feb. 1, 8, 15

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, February 23, 2022 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 Township of South Creek, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of SR14 where the property described in Lot No. 1 on the below referred to survey and property described in this lot come together; thence, leave the centerline of said state route and go North 14 degrees 46' 22" West 293.34 feet through a pin set near the edge of said state route and on to a second pin for a corner; thence, South 86 degrees 06' 41" East 409.52 feet through a pin set near the

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edge of a creek and on to a point in the centerline of said creek; thence, follow the centerline of said creek South 17 degrees 36' 50" East 137.34 feet to another point in the centerline of said creek, which is also in the centerline of SR14; thence, follow the centerline of said state route the following two (2) courses and distances: South 70 degrees 46' 53" West 303.96 feet; thence, South 74 degrees 14' 41" West 91.76 feet to another point in the centerline of said state route, which is the point and place of beginning.

Containing 1.949 acres, more or less.

Being and intending to describe the lot mark Lot 2, 1.949 acres on Survey by John W. Ward, Registered Surveyor, Survey dated April 10, 1989 and being Map No. S-50.

Title to said Premises vested in Renee Cairo a/k/a Renee Marshall by Deed from Carl M. Oldroyd dated August 27, 2004 and

recorded on September 3, 2004 in the Bradford County Recorder of Deeds as Instrument No. 200411245.

Being known as: 33831 Route 14, Gillett, PA 16925.

Tax Parcel Number: 40-016.00-034-004.

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 COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC vs. RENEE CAIRO a/k/a RENEE MARSHALL.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Feb. 2, 2022

Feb. 1, 8, 15