



---

---

**Bradford County Law Journal**

Copyright © 2018, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

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.

Subscription \$85.00 per annum.

## 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

##### **Dixon, James E.**

Late of Bradford County  
Co-Executors: Thomas J. Dixon and Susan K. Corie 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

##### **Ellis, Sandra Beers a/k/a Sandra Ellis**

Late of Ulster  
Administrator CTA: Scott A. Williams, 668 Lake Road, Laporte, PA 18626  
Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701

##### **Geiger, Richard A.**

Late of Litchfield Township (died October 9, 2018)  
Executrix: Mona Marie Marshall, 676 Talmadge Hill E., Waverly, NY 14892  
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Phillips, Ruth A.**

Late of the Borough of Sayre (died June 12, 2017)

Executrix: Bonnie C. Crone, 804 Furman Drive, Monroeville, PA 15146, (724) 327-5738

#### SECOND PUBLICATION

##### **Bump, Carl D.**

Late of Bradford County  
Administratrix: Candi L. Bump 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

##### **Jenkins, Michael J. a/k/a Michael John Jenkins**

Late of Smithfield Township (died September 18, 2018)  
Executrix: Marjorie W. Jenkins, 400 Main Street, P.O. Box 71, East Smithfield, PA 18817  
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

#### THIRD 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

## BRADFORD COUNTY LAW JOURNAL

---

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 Des-  
mond Street, P.O. Box 206, Sayre, PA  
18840-0206

---

### 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, November 28, 2018 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at a point in the South line of Lincoln (formerly Merrill) Street at its intersection with the East line of Chestnut Street; running thence South 8 degrees 55 minutes West along the said East line of Chestnut Street, 140 feet to a corner in the North line of lands now or formerly of James Merrill; running thence South 81 degrees 5

minutes East along the said North line of lands now or formerly of James Merrill, 50 feet to a corner; running thence Northerly parallel with the said East line of Chestnut Street, 140 feet to a corner in the South line of Lincoln Street aforesaid; running thence Westerly along the said South line of Lincoln Street, 50 feet to the place of BEGINNING.

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.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED a dwelling house known as: 529 LINCOLN STREET, SAYRE, PA 18840.

TAX PARCEL NO. 36-020-23-169-000-000.

ASSESSED VALUE: \$25,250.

COMMON LEVEL RATIO: 3.10.

BEING THE SAME PREMISES which Nicholas M. Lee and Maureen A. Lee, husband and wife, by Deed dated June 10, 2010 and recorded June 14, 2010 in Bradford County Instrument No. 201012121, granted and conveyed unto Joshua Wheeler, unmarried, and Nicole Saylor, unmarried, as joint tenants with the right of survivorship.

BRADFORD COUNTY LAW JOURNAL

TO BE SOLD AS THE PROPERTY OF JOSHUA WHEELER AND NICOLE SAYLOR ON BRADFORD COUNTY JUDGMENT NO. 2018 MF 0020.

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 PA HOUSING FINANCE AGENCY vs. NICOLE SAYLOR & JOSH WHEELER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
November 7, 2018

Nov. 6, 13, 20

**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, November 28, 2018 at 10:00 o’clock in the forenoon the following described property to wit:

**LEGAL DESCRIPTION**

ALL the following described lot, piece or parcel of land lying and being in the Borough of Athens, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake at the corner of Church and Orchard Streets; thence by the East line of Church Street North 14 degrees 45 minutes East fifty (50) feet to the southwest corner of Lot No. 189; thence by the

South line of same South 75 degrees 15 minutes East one hundred seventy-five (175) feet to the West line of Lot No. 201; thence by the same 14 degrees 45 minutes West fifty (50) feet to the North line of Orchard Street; thence by the North line of said Orchard Street North 75 degrees 15 minutes West one hundred seventy five (175) feet to the place of beginning and being Lot No. 188 on the Murray Plot.

So far as the Grantors are aware, no hazardous waste is presently being disposed or has ever been disposed on the above-described property by the Grantors or any other party.

And the said Grantors will hereby specially warrant and forever defend the property hereby conveyed.

TITLE TO SAID PREMISES IS VESTED IN NICHOLAS A. SPAULDING, SINGLE, by Deed from JOSEPH J. GABAUER AND MARY S. GABAUER, HIS WIFE, Dated 04/01/2013, Recorded 04/10/2013, Instrument No. 201306299.

Tax Parcel: 08/020.17/414/000 000/.

Premises Being: 602 CHURCH STREET, ATHENS, PA 18810-1806.

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. NICHOLAS A. SPAULDING.

Clinton J. Walters, Sheriff  
Bradford County Sheriff’s Office  
Towanda, PA  
November 7, 2018

Nov. 6, 13, 20