
Bradford County Law Journal

Copyright © 2019, 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

Gross, Joseph L.

Late of Columbia Township (died December 7, 2018)

Executrix: Kathleen Gross c/o BWCS/ Joseph L. Gross Estate, 1090 West Main Street, Troy, PA 16947

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

Price, Carolyn M.

Late of Athens Borough (died December 7, 2018)

Executrix: Pamela Gayle c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

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

SECOND PUBLICATION

Davis, Christopher Michael

Late of the Borough of Wyalusing (died August 6, 2018)

Executrix: Dianna L. Goodwin c/o Jami Layaou Hearn, Esquire, 181 West Tioga Street, Tunkhannock, PA 18657

Attorney: Jami Layaou Hearn, Esquire, 181 West Tioga Street, Tunkhannock, PA 18657

Haverly, Patricia Ann a/k/a Patricia Haverly

Late of the Township of Wyalusing (died May 31, 2018)

Administratrix: Stephanie Lynn Haverly c/o Jami Layaou Hearn, Esquire, 181 West Tioga Street, Tunkhannock, PA 18657

Attorney: Jami Layaou Hearn, Esquire, 181 West Tioga Street, Tunkhannock, PA 18657

Hess, Judith Mae a/k/a Judith M. Hess

Late of Canton Township (died November 11, 2018)

Co-Executors: Matthew J. Hess, 413 Cleverly Road, Canton, PA 17724 and Benjamin R. Hess, 519 Dreeste Road, Canton, PA 17724

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

Saunders, Elizabeth A. a/k/a Agnes Elizabeth Dalton Saunders

Late of South Creek Township (died March 8, 2018)

Executor: David E. Saunders, 32330 Route 14, Gillett, PA 16925

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

THIRD PUBLICATION

Bustin, Rita E.A. a/k/a Rita E. Bustin a/k/a Rita A. Bustin

Late of Towanda Borough (died September 24, 2018)

Co-Executors: Henry G. Farley and Mary E. O'Hara c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

REGISTER'S NOTICE

0818-0128 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION

BRADFORD COUNTY LAW JOURNAL

TION OF CATHY MEISENHELTER, Administratrix of the Estate of Sally Meisenhelter a/k/a Sallylou Meisenhelter, late of Towanda Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 15th day of January, 2019.

Shirley Rockefeller
Register of Wills

Jan. 1, 8

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania:

(1) The name of the proposed corporation is:

YOYAY, INC.

(2) The proposed corporation has been organized under Title 15 of the Pennsylvania Consolidated Statutes (the Business Corporation Law of 1988, as amended).

ROBERT C. MAY, ESQUIRE
THE LAW FIRM OF MAY & MAY, P.C.

4330 Carlisle Pike
Camp Hill, PA 17011
(717) 612-0102

Jan. 8

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, January 30, 2019 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 North Towanda, County of Bradford and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Township Road No. 545, being the most northeasterly corner of the lot about to be described; thence westerly on a course approximately perpendicular to the centerline of said Township Road for a distance of 306 feet to a pin for a corner; thence southerly on a line approximately parallel to the centerline of said Township Road, 180 feet to a pin for a corner; thence easterly on a course approximately perpendicular to the centerline of the said Township Road, 306 feet to a point in the centerline of said Township Road; thence northerly along the centerline of said Township Road, 180 feet to the place of beginning.

CONTAINING 1 acres of ground, more or less, together with a doublewide home.

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.

BEING the same premises conveyed by Richard Ackley and Patricia L. Ackley, husband and wife, to David R. Ackley, by deed dated 15 August 2007 and recorded immediately prior to the recording of this instrument.

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 C & N BANK vs. DAVID ACKLEY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 9, 2019

Jan. 8, 15, 22

BRADFORD COUNTY LAW JOURNAL

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, January 30, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot of land in Warren Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in the Westerly side of State Highway No. 08143 where it intersects with the line of lands of Joseph and Mary Kadar, being the most Northeasterly corner of the lands about to be conveyed; thence North 84 degrees West along the said Kadar line 300 feet to a pin for a corner; thence Southerly on a line approximately parallel to the Westerly side of the said State Highway 150 feet to a point for a corner; thence Easterly on a line approximately parallel to the said Kadar line 300 feet to the Westerly side of the said State highway; thence Northerly along the Westerly side of said State Highway approximately 150 feet to the place of beginning.

UNDER AND SUBJECT to any and all covenants, conditions, reservations, restrictions, limitations, right of ways, objections, easements, agreements, etc., as they appear of record.

PARCEL NO. 56-038.00-158.

BEING KNOWN as 843 Casterline Road f/k/a RR 1 Box 640, Warren Center, PA 18851.

BEING THE SAME PREMISES which Michael R. Lutz and Dorothy R. Lutz, husband and wife, by Deed dated May 13, 2003 and recorded May 16, 2003, in the Office of the Recorder of Deeds in and for the County of Bradford, as Instrument No. 200307017, granted and conveyed unto Michael R. Lutz.

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 BANK OF NY MELLON vs. MICHAEL LUTZ.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 9, 2019

Jan. 8, 15, 22

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, January 30, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

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

BEGINNING at an iron pin in the North line of Woodworth (formerly Center) Street, ninety-six and seventy-five tenths (96.75) feet Easterly from its intersection with the East line of Keystone Avenue, running thence Easterly along the North line of Woodworth Street, fifty (50) feet to an iron pin for a corner; thence North four degrees fifteen minutes East (N. 4° 15' E.) along the West line of Lot No. 19 in said plot, seventy-eight and six tenths (78.6) feet to an iron pin for a corner at the Southeast corner of Lot No. 21 on said plot; thence Westerly parallel with the North line of Woodworth Street aforesaid fifty (50) feet to an iron pin for a

BRADFORD COUNTY LAW JOURNAL

corner at the Southeast corner of Lot No. 31 aforesaid; thence South four degrees fifteen minutes seventy-nine and nine-tenths feet (S. 4° 15' 79.9") more or less, to the PLACE OF BEGINNING, being Lot No. 22 as shown on map of J.A. Woodworth's lots on Keystone Avenue, Sayre, Pennsylvania, as surveyed and plotted by W.H. Morgan in 1871.

PARCEL No. 369-020.22-690-000-000.

BEING THE SAME PREMISES conveyed from Lawrence J. Fiorello, a/k/a Lawrence Fiorello, married, and Rebecca Fiorello, married, to Lawrence J. Fiorello, married, by Deed dated November 4, 2016 and recorded December 13, 2016 in the Bradford County Recorder's Office at Instrument Number 201615662.

AND the said Lawrence J. Fiorello a/k/a Lawrence Fiorello died on December 15, 2016, intestate. And Letters of Administration were granted on February 2, 2017 unto Susan E. Hartley, Esquire, in Bradford County under Register of Wills No. 08-17-0032.

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 VISIONS FEDERAL CREDIT UNION vs. SUSAN HARTLEY, ADMINISTRATOR OF THE ESTATE OF LAWRENCE FIORELLO.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 9, 2019

Jan. 8, 15, 22

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, January 30, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

PARCEL NO.: 60-114.03-106-000-000.

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

Lot No. 1—BEGINNING on the northwest side of First Street at an iron pin; thence North 34° West 7 perches to an iron pin for a corner, thence South 56° West 2 1/2 perches to a corner of Lot No. 11; thence South 34° East 7 perches to a corner on the northwest side of First Street; thence on line of First Street, North 54° East 2 1/2 perches to the place of beginning.

CONTAINING 17 1/2 perches of land be the same or less with dwelling house thereon.

Lot No. 2—BEGINNING at a corner on Lot No. 12, now or formerly owned by Clifford Potter et ux; on the northwest side of First Street; thence North 34° West 7 perches to a corner; thence South 56° West 12 feet to a corner; thence South 34° East 7 perches to a corner on the northwest side of First Street; thence along the line of said First Street 12 feet to the place of beginning.

This lot of ground to be 12 feet in width along the street and to run at right angle to the street, the depth of the grantors lot, the purpose of this conveyance is to make a driveway along the side of the grantees lot.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or street, 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.

TOGETHER with all and singular the buildings, improvements, ways, waters,

BRADFORD COUNTY LAW JOURNAL

water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Fee Simple Title Vested in Devin A. Smith and Sierra D. Weaver as Joint Tenants with rights of survivorship by deed from Kent Kuntz and Marlene Hulsizer, dated 5/30/2014, recorded 6/3/2014, in the Bradford County Clerk’s Office in Deed Instrument No. 201413415.

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 SERVICING vs. DEVIN SMITH & SIERRA WEAVER.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
January 9, 2019

Jan. 8, 15, 22

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, January 30, 2019 at 10:00 o’clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Canton Borough, County

of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the center of the highway where Montague Street and Second Street join; thence in a northerly direction along Montague Street 138 feet to a point in the center of Montague Street; thence in an easterly direction 175 feet to a pin; thence in a southerly direction 138 feet to a point in the center of Second Street; thence in a westerly direction 175 feet along Second Street to the place of beginning.

CONTAINING 25,375 square feet, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN JAMIE C. ZEIGLER AND QUIN R. ZEIGLER, HUSBAND AND WIFE, by Deed from JOHN F. FERGUSON AND BARBARA L. FERGUSON, HUSBAND AND WIFE, Dated 10/12/2011, Recorded 10/13/2011, Instrument No. 201125191.

Tax Parcel: 15-105.04-208-000-000.

Premises Being: 167 MONTAGUE STREET, CANTON, PA 17724-1932.

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 OCWEN LOAN SERVICES vs. QUIN ZEIGLER & JAMIE ZEIGLER.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
January 9, 2019

Jan. 8, 15, 22

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

BRADFORD COUNTY LAW JOURNAL

will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 30, 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 Athens, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the West line of Pennsylvania Ave. distant 116.3 feet northerly from its intersection with the North line of Spruce Street, said point being the Northeast corner of lot heretofore conveyed to W.H. Bump; running thence Westerly along the North line of said Bump lot and at right angles with Pennsylvania Ave. 110 feet to the Northeast corner of the Bump lot; thence Southerly along the West line of the Bump lot and O. F. Tanner lot, 38 feet to the North line of Spruce Street at the Southwest corner of said Tanner lot; thence Westerly along the North line of said Spruce Street 53.6 feet to a corner being the Southwest corner of a triangular piece of land conveyed to Frank Corneby by Minnie E. Evans and husband; thence Northerly at a right angle with the North line of Spruce Street 66 feet to the South line of Lot No. 20; thence

Easterly along South line of Lot No. 20 112.7 feet to the West line of Pennsylvania Avenue; thence Southerly along the West line of said Avenue, 46 feet to the place of beginning. Being parts of Lots 18, 19, and 22 of the Lamkin, Haverly and Cowell sub-division of the Long plot.

TITLE TO SAID PREMISES IS VESTED IN DEBBY PHILLIPS, SINGLE, by Deed from JOHN MCGRATH AND JUDY MCGRATH, HIS WIFE, Dated 05/11/2017, Recorded 05/15/2017, Instrument No. 201705701.

Tax Parcel: 0702015085000000.

Premises Being: 261 FOURTH STREET, ATHENS, PA 18810-1343.

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 AMERIHOM MORTGAGE COMPANY vs. DEBBY PHILLIPS.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
January 9, 2019

Jan. 8, 15, 22