

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

Brown, Robert L. a/k/a Robert L. Brown, Sr. a/k/a Robert Louis Brown, Sr.

Late of Wyalusing Township (died June 5, 2023)

Executor: Robert L. Brown, Jr., 1639 Bowling Alley Road, Wyalusing, PA 18853

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Nelson, Paul G.

Late of Smithfield Township (died February 13, 2023)

Executor: John Klimazewski, 92 Rhode Island Ave., Massapequa, NY 11758

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

VanNess, Lawrence James a/k/a Jim VanNess a/k/a Lawrence J. VanNess

Late of Windham Township (died June 30, 2023)

Executrix: Laura A. Adams, 255 SR 4003, Sugar Run, PA 18846

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

SECOND PUBLICATION

Jackson, Betty

Late of Tuscarora Township (died June 24, 2023)

Executor: Mark Jackson 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

Shook, Gary P.

Late of Wyalusing Township (died May 11, 2023)

Administratrix: Cindy S. Farr 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

THIRD PUBLICATION

Coolbaugh, Ruthanne Marie a/k/a Ruthanne M. Coolbaugh a/k/a Ruth Coolbaugh

Late of Troy Borough (died November 27, 2022)

Executrix: Stacy M. Spalding 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

Fulbrook, Charlotte B.

Late of N. Towanda Twp. and Towanda Borough (died February 1, 2023)

Executrix: Geraldine F. Fulbrook Hanna c/o Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., Ste. 200, Scranton, PA 18503

Attorneys: Robert T. Kelly, Jr., Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., Ste. 200, Scranton, PA 18503

Jennings, Larry D. a/k/a Larry Jennings a/k/a Larry D. Jennings, Jr.

Late of Granville Township (died February 8, 2021)

BRADFORD COUNTY LAW JOURNAL

Executrix: Sheryl S. Jennings 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

Kurz, Florence L.

Late of Pike Township (died July 2, 2023)

Executrix: Paula M. Wilkie, P.O. Box 245, Kulpsville, PA 19443

Nichols, Ronald L. a/k/a Ronald Lee Nichols

Late of Troy Township (died June 2, 2023)

Executor: Andrew E. Nichols, 5309 Barwick Rd., North Charleston, SC 29418

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

REGISTER'S NOTICE

0821-0147 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MARIA GUZMAN, Executrix of the Estate of Sandra McCoy a/k/a Sandra Olivia McCoy, Late of Canton Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 15th day of August, 2023.

Sheila M. Johnson
Register of Wills

Aug. 1, 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, August 30, 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 Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west line of lot of John Dailey one hundred and seventeen and one-tenth (117.1) feet north of the south line of Davidson Street; thence north twenty-nine degrees forty minutes east along the west line of said Dailey's lot one hundred and seventeen and one-tenth (117.1) feet to a corner; thence north sixty degrees and twenty-five minutes west ninety-three (93) feet to the northeast corner of Lot No. 18; thence south twenty-nine degrees forty minutes west one hundred and seventeen and one-tenth (117.1) feet to a corner; thence south sixty degrees twenty-five minutes east ninety-three (93) feet to the place of beginning. Containing one-fourth of an acre of land and being the north half of Lot No. 17 on plot of Philip Crane lots in Cayuta, as surveyed by Rushton Smith and N. F. Walker. From a recent survey by George Jones, County Surveyor, it appears that the above described intend to describe the northerly half of Lot No. 19 instead of No. 17, to which reference is hereby made to correct the above.

Together with all improvements, fruit trees and outbuildings thereon.

BEING County Parcel No.: 35-007.07-37.

ALSO KNOWN AS 234 Robb Street, Sayre, PA 18840.

BEING the same premises which CHARLES E. WOOD AND SHARON WOOD, HIS WIFE by Deed dated 02/14/1990 and recorded in the Office of Recorder of Deeds of Bradford County on 02/14/1990 at Book 138 Page 008 granted and conveyed unto CHARLES E. WOOD AND SHARON WOOD, HIS WIFE.

BRADFORD COUNTY LAW JOURNAL

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 Mortgage Assets Management, LLC vs. Jonathan P. Foster, Jr., solely in his capacity as Administrator of the Estate of Charles E. Wood.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 9, 2023

Aug. 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, August 30, 2023 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 situate in the Borough of Alba, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the public road leading from Alba to Troy; thence North along said road to now or formerly Jefferson Loughhead's corner; thence East twenty (20) rods along now or formerly Jefferson Loughhead's line, thence South four (4) rods to a stake and stones; thence West twenty (20) rods to the place of beginning.

CONTAINING eighty (80) rods of land.

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 at 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 which Randy M. Baker and Lori A. Baker, husband and wife, by Deed dated March 10, 2007 and recorded on March 16, 2007, in the Bradford County Recorder of Deeds Office as Instrument No. 200702789, granted and conveyed unto Joseph E. Staboleski, III.

Being Known as 15130 Route 14 f/k/a RR 1 Box 83A, Troy, PA 16947.

Parcel I.D. No. 01-093.02-004.

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 CSMC 2020-RPL4 TRUST vs. JOSEPH E. STABOLESKI, III.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 9, 2023

Aug. 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, August 30, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

All That Certain Parcel or Tract of Land Situate in the Township of Monroe, County of Bradford, Commonwealth of Pennsylvania and Being the Same Real Property Conveyed to M. Glenn Lewis By Deed

BRADFORD COUNTY LAW JOURNAL

Recorded 10/15/1999 as Document No. 19991 1408 among the Official Records of Bradford County, Commonwealth of Pennsylvania. Said Deed Reference Made Herein for a More Full Description.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

All Those certain lots, pieces or parcels of land situate, lying and being in the TOWNSHIP OF MONROE, County of Bradford and State of Pennsylvania, bounded and described as follows:

TRACT I:

BEGINNING at a point, being the southeast corner of lands, now or formerly, of the herein Grantor, and being the center of the public road running between Towanda and Liberty Corners (Leg. Rt. #08022); thence West along the south boundary of lands now or formerly of the herein Grantor and also the north boundary of lands of Fred Frutchey, formerly, now or late of Clinton Francisco, for a distance of 290 feet to a pin; thence in a Northerly direction along the line of Tract II a distance of 363 feet to a pin; thence in and Easterly direction along the line of Tract II for a distance of 290 feet to a point in the aforesaid Highway; thence along the center of the said Highway Southerly for a distance of 363 feet to place of beginning.

CONTAINING Two acres (2) more or less.

TRACT II:

BEGINNING at a pin, being the southeast corner of lands now or formerly of the herein Grantor, said pin being on common boundary line between lands of Fred Frutchey, formerly, now or late of Francisco, and lands herein and Tract I; thence West along the South boundary of lands of the herein Grantor and also the North boundary of lands of Fred Frutchey, formerly, nor or late of Francisco for a distance of 731 feet to a point; thence in a Northerly direction 462 feet to a point; thence in an Easterly direction 1103 feet to the center of the public road

running between Towanda and Liberty Corners (Leg. Rt. #08022); thence In a Southerly direction along the center of said road a distance of 71 feet to a point; thence in a Westerly direction a distance of 290 feet along the common boundary lines of Tracts I and II to a pin; thence Southerly along the common boundary line of Tracts I & II a distance of 363 feet to the point of beginning.

EXCEPTING AND RESERVING, however, from Tract II above a 20 foot wide strip of land, running back 1103 feet from the center line of the highway, as conveyed by Frank Guldenschuh et ux to George Guldenschuh et ux by Deed dated October 16, 1974 and recorded December 2, 1974 in Bradford County Deed Book 487 at Page 208.

BEING KNOWN AS: RR4 BOX 271, TOWANDA, PA 18848.

PROPERTY ID NUMBER: 25-100.00-007-000-000.

BEING THE SAME PREMISES WHICH VALERY SCOTT MITROS, UNMARRIED BY DEED DATED 10/15/1999 AND RECORDED 10/15/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 199911408, GRANTED AND CONVEYED UNTO M. GLENN LEWIS, SINGLE, NOW DECEASED.

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. Nellie Thomas as Administratrix of the Estate of M. Glenn Lewis.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 9, 2023

Aug. 8, 15, 22