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**Bradford County Law Journal**

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Clare Printing

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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 protection 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.

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## BRADFORD COUNTY LAW JOURNAL

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### 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

##### **Weiss, Victor S.**

Late of Athens Borough (died July 19, 2017)

Executor: Mr. Robert Weiss, 5011 Crooked Oak Lane, Charlotte, NC 28226  
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

#### SECOND PUBLICATION

##### **Driesbaugh, Jean F.**

Late of Monroe Township (died March 24, 2017)

Administrator: Thomas Frost c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

##### **Gerould, Jane C.**

Late of North Towanda Township (died July 12, 2017)

Executrix: Merrie S. Hotaling, 891 Tamarack Road, Wysox, PA 18854  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

##### **Humphrey, Patricia Ann**

Late of Athens Township (died April 8, 2016)

Executrix: Christina R. Mott c/o Arthur D. Agnellino, Esquire, Abrams & Agnel-

lino, 123 South Keystone Avenue, Sayre, PA 18840

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

##### **Simpson, Rita J.**

Late of Athens Township (died March 6, 2011)

Executrix: Christina R. Mott 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

#### THIRD PUBLICATION

##### **Goldsmith, J. Barry**

Late of Towanda Borough (died July 15, 2017)

Administrator: Robert L. Goldsmith, III c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

##### **Murphy, Jesse L.**

Late of Towanda Township (died June 27, 2017)

Executrix: Margaret A. Koontz, 5 Rosar Hill Road, Pine City, NY 14871

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

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#### REGISTER'S NOTICE

0816-0265 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF FRANK R. SALATINO AND MARY HEIB GORST, Co-Executors of the Estate of Concetta Heib a/k/a Concetta I. Heib, late of South Creek Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 22nd day of August, 2017.

Shirley Rockefeller  
Register of Wills

Aug. 8, 15

BRADFORD COUNTY LAW JOURNAL

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 28, 2017, for the purpose of incorporating a Corporation for Profit, under the Pennsylvania Business Corporation Law of 1988, as amended.

1. The name of the Corporation is:

HAILY'S HOUSE, INC.

2. The purpose for which it has been organized is: to provide donations, goods and services to families in need and any and all other lawful activities, allowed under the Pennsylvania Business Corporation Law of 1988, as amended.

CHRISTOPHER D. JONES, ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA  
& JONES

Attorneys for Incorporator  
101 Main Street  
Towanda, PA 18848

Aug. 15

MISCELLANEOUS LEGAL  
NOTICE

IN THE COURT OF  
COMMON PLEAS  
BRADFORD COUNTY,  
PENNSYLVANIA

2017IR0031

IN RE THE APPLICATION  
MICHAEL RAY ADAMS

MOTION FOR HEARING

I, Michael Ray Adams, the applicant, move the court to fix a date for a hearing upon the application for a private detective license and security professional.

AND NOW, this 21st day of July 2017 the Court sets a Hearing in the above stated

matter for September 11, 2017 at 1:30 P.M. in Courtroom 1 of the Bradford County Courthouse, Towanda, Pennsylvania.

BY THE COURT:

/s/Maureen Beirne

Aug. 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, Aug. 30, 2017 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 Burlington, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of L.R. 08069, also known Burlington Turnpike, said point being 296 feet southerly along the centerline of said road from the intersection with the centerline of Township Road No. 522, thence the following two (2) courses and distances along the centerline of L.R. 08069: (1) South 30° 46' 02" East 222.80 feet to a point at an angle in said road, and (2) South 33° 11' 25" East 177.29 feet to a point for a corner in said road; thence through lands of Robert C. Goetz, now or formerly, the following three (3) courses and distances: (1) South 58° 25' 03" West 400 feet, through a spike near the road to a spike for a corner; (2) North 31° 50' 27" West 400 feet to a spike for a corner, and (3) North 58° 25' 03 East 400 feet through a spike near the road, to the center of said road, the place of beginning.

Containing 3.654 acres of land according to Survey No. 1375 made by Shaylor and Associates, April 22, 1975.

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Under and Subject to the following restrictive covenants which shall run with the land:

1. No mobile homes, trailers and like structures shall be erected and/or situate on the herein described premises. This restrictive covenant is not intended to prohibit the dead storage of a travel trailer.

Under and Subject to the ultimate width of right of way of any public highways, road or streets, all public utility rights of way, whether or not of record, as well as to any and all easements or rights of ways visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING KNOWN AS: R.R. Box 268 n/k/a 2036 Burlington Pike, Towanda, PA 18848.

PROPERTY ID NO.: 12-084.00-093-000-000.

TITLE TO SAID PREMISES IS VESTED IN Frank A. Hughson, unmarried BY DEED FROM Kurt Romanuski and Colleen Romanuski, his wife DATED 12/15/2004 RECORDED 01/27/2005 IN DEED BOOK Inst No.: 200500897.

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 THE BANK OF NEW YORK MEL-LON vs. FRANK A. HUGHSON.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
August 9, 2017

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, Aug. 30, 2017 at 10:00 o’clock in the forenoon the following described property to wit:

Parcel No.40-03.02-016-000-000.

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:

The first house and lot on the right hand side of the main road leading along South Creek as you go South of bridge crossing said creek at Fassetts Station on the Northern Central Railroad and bounded and described as follows:

BEGINNING at a point in the West line of said road northerly 212 1/4 feet; thence westerly at right angles with the said road 105 1/2 feet; thence southerly 212 feet; thence easterly 78 feet and 7 inches to the place of beginning.

CONTAINING 19,470 square feet of land, be the same more or less.

EXCEPTING AND RESERVING and not conveying as part of this conveyance the green houses on the land above described and the stock and equipment in connection therewith.

BEING AND INTENDING TO DESCRIBE the lands conveyed by Keith Teribury, et uxto Keith Teribury, alone by deed dated August 3, 2011 and recorded August 10, 2011 as Bradford County Instrument No. 201120150.

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 SOUTH CREEK TOWNSHIP vs. KEITH TERIBURY.

Clinton J. Walters, Sheriff  
Sheriff’s Office  
Towanda, PA  
August 9, 2017

Aug. 8, 15, 22

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### 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, Aug. 30, 2017 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 Sayre, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north line of Stevenson Street, 50 feet westerly from the southwest corner of lot conveyed to Mary E. Case, and running northerly at a right angle to Stevenson Street, 200 feet to a corner; thence westerly and parallel with said street, 50 feet to a corner; thence southerly at a right angle to said street, 200 feet to the north line of the same; thence easterly along said north line, 50 feet to the place of beginning.

CONTAINING 10,000 square feet of land.

BEING the same premises conveyed by Patricia Ferguson, widow, to Kevin M. Zingesser, dated 7 HUne 2007 and recorded immediately prior to the recording of this instrument.

Tax ID#: 34-007-12-119-000-000.

Tax Parcel #: 34-007-12-119-000-000.

BEING KNOWN AS: 506 Stevenson Street, Sayre, PA 18840.

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 WYSTONE FINANCIAL INC. & AZEVO, INC. v. KEVIN ZINGESER.

Clinton J. Walters, Sheriff

Sheriff's Office

Towanda, PA

August 9, 2017

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, Aug. 30, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that certain lot of land in Wilmont Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Township Road No. 408, said point being the southwest corner of lands described and being on the south line of lands now or formerly of Stefania Minnicka; thence along lands of Stefania Minnicka North 08° 17' East 899 feet to an iron pin; thence the following courses and distances along lands now or formerly of Harold Burke: (1) South 71° 30' East 235 feet, and (2) South 66° East 275 feet to an iron pin; thence South 01° East 270 feet to an iron pin; thence South 72° East 42.1 feet to an iron pin; thence the following courses and distances through lands now or formerly of Joseph Kothstein: (1) South 07° 57' West 406 feet to an iron pin; (2) thence North 82° West 316 feet to an iron pin; (3) thence South 48° 30' West 252 feet to a point in the center line of Township Road No. 408; thence along the center line of Township Road No. 408 North 41° 30' West 135.6 feet to the point and place of beginning.

Containing 10.1 acres of land, and being Lot No. 1 on Survey No. 7964 by George K. Jones, Registered Surveyor.

with the appurtenances, reversions, remainders, rents, issues and profits.

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 DALE LARGENT ET AL. v. RHONDA BALDWIN (HEIR OF KRISTINE L. BALDWIN).

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
August 9, 2017

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, Aug. 30, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT TRACT parcel or lot of land, situate in the Township of Athens, County of Bradford and commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 1071 (Shepard Road) said point being the northeast corner of the Grantors land; thence N 46° 19' 58" E a distance of 658.45 feet along the centerline of State Route 1071 to a pin for a corner; thence S 87° 33' 59" E a distance of 164 feet through a set iron pin to another set iron pin for a corner along the lands of David Shipman, now or formerly; thence S 04° 27' 59" E a distance of 484.70 feet along the west lines of lands of David Shipman, now or formerly, to a set iron pin for a corner; thence S 47° 23' 27" W a distance of 481.65 feet along the western line of lands of David Shipman, now or formerly, to a set iron pin for a corner, said pin being the southeast corner of the Grantors lands; thence N 41° 48' 27" W a distance of 485.14 feet along the east line of the Grantors lands through a set iron pin and to the point and place of

beginning. CONTAINING 7.32 acres of land, more or less.

ALL AS MORE fully shown on survey map prepared by George K. Jones and Associates dated September 27, 1999. Being the same lands approved for subdivision by the Athens Township Supervisors on November 17, 1999 as more fully shown on the map recorded in the Office of the Register and recorder on January 7, 2000 as Instrument #200000158, being located in Drawer 38 as Map 126.

BEING the same premises conveyed by deed of Kenneth Singhel to Ann Marie Singhel dated March 29, 2007, and recorded in the Office of the Recorder of Deeds of Bradford County, Pennsylvania, to Bradford County Instrument Number 200711251.

Bradford County Assessment Number: 09-007.08-009-001-000.

Street Address: 722 Shepard Road, Sayre, Pennsylvania 18840.

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 1ST CITIZENS COMMUNITY BANK v. ANN MARIE SINGHEL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
August 9, 2017

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 Wed., Aug. 30, 2017 at 10:00 o'clock in the



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forenoon the following described property to wit:

All that certain 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 Township Road #878 where said centerline intersects with the line dividing lands of Glenn Craig, now or formerly, and lands now or formerly of John D. Strong et ux.; thence North 81 degrees 36 minutes West 1206 feet along lands of Glenn Craig, now or formerly, to an iron pin for a corner; thence still along same South 7 degrees West 130.5 feet to an iron pin for a corner; thence along lands of Theodore Hoch et al., now or formerly, North 81 degrees 45 minutes West 1130 feet to an iron pin for a corner in line of lands of George Shoemaker, now or formerly; thence North 6 degrees 45 minutes East 1127 feet along lands of George Shoemaker and Louis Tillinghast, now or formerly, to an iron pin for a corner; thence along lands of Alfred Wilkes, now or formerly, South 81 degrees 15 minutes East 2245 feet to a point on the centerline of Township Road #878; thence along the centerline of said Township Road the following courses and distances: South 7 degrees 30 minutes West 64.5 feet; South 1 degree 15 minutes West 400 feet; South 15 degrees 30 minutes West 295 feet; South 0 degrees 15 minutes West 98 feet; South 27 degrees 15 minutes East 158 feet to the point and place of beginning. CONTAINING 54.65 acres.

BEING the same lands conveyed to Kenneth I. Jones and Arlene J. Jones, his wife, by deed of Joseph J. Lanczak and Margaret Lanczak, his wife, dated December 30, 1977, and recorded in Bradford County Deed Book 654, page 808.

ALSO BEING the same land designated John Strong 54.65 acres on survey by George

K. Jones, Registered Surveyor, dated April 3, 1973, and being survey #8686.

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 CITIZENS & NORTHERN BANK v. RICHARD SHEDDEN & LORI SHEDDEN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
August 9, 2017

Aug. 8, 15, 22

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### SHERIFF'S SALE

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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 Wed., Aug. 30, 2017 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain lot or piece of ground, together with improvements and buildings thereon erected situate in the Township of Athens County of Bradford and Commonwealth of Pennsylvania described as follows, viz.:

Bounded on the West and North by lands now or formerly of James H. Miller; on the East by lands formerly owned by William Dunlap; and on the South by the Public Highway leading from Athens to Litchfield. CONTAINING one and one-half (1 1/2) acres of land, be the same more or less.

EXCEPTING from the above-described land, the following described portion of the same heretofore conveyed by Emma Ran-



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dolph, Widow, to Alice M. Nichols by deed dated October 11, 1939, and recorded the same day in said Office in Deed Book 404 at Page 43.

BEGINNING at a point where the North line of the State Road is intersected by the East line of land now or formerly of Lois Miller; running thence South eight-one (81) degrees East along the North line of said State Road, ninety (90) feet to a point for a corner; running thence North seven (7) degrees East, sixty-six (66) feet to a point for a corner; running thence South eighty-one (81) degrees East, twenty-seven (27) feet to a point for a corner; running thence North thirteen (13) degrees East, one hundred ninety-eight (198) feet to a point for a corner in the South bank of Saterlee Creek; running thence North seventy-seven (77) degrees West, along the South bank of Satterlee creek, one hundred and forty-two (142) feet to a point for a corner in the East line of lands of said Louis Miller, now or formerly; running thence South seven (7) degrees East along the East line of said Miller lands, two hundred and seventy-five (275) feet to the point and place of beginning.

BEING AND INTENDING to describe the same premises conveyed to H. Freas

Shaffer and Alice I. Shaffer, his wife, from Musette Duggan, single, by Deed dated May 2, 1957 and recorded May 22, 1957 in Bradford County Deed Book 521, Page 507.

PARCEL IDENTIFICATION NO:  
09/021.00/202.

TITLE TO SAID PREMISES IS VESTED IN Thomas Reid Jr., by Deed from Ivan Lloyd Shaffer, Executor of the Estate of Harvey Freas Shaffer, by Philip David Shafer, agent, late, dated 12/28/2005, recorded 12/30/2005 in Instrument Number 200515244.

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 DEUTSCHE BANK v. THOMAS REID.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
August 9, 2017

Aug. 8, 15, 22