
Bradford County Law Journal

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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 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.

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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

Romania, Billy B.

Late of Sayre Borough (died February 13, 2019)
Executrix: Lisa M. Baird c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840
Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

SECOND PUBLICATION

Bryan, Constance C.

Late of 859 Front Street, Athens (died June 25, 2019)
Administrator: Matthew C. Bryan, 110 Central Avenue, Athens, PA 18810
Attorney: Taunya Knolles Rosenbloom, Esquire, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Burger, Barbara M.

Late of Sayre Borough (died February 16, 2019)
Executrix: Pamela E. Propeck Wolfe, 13863 Priest Court, Orlando, FL 32826
Attorneys: R. Joseph Landy, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Sharer, Howard A.

Late of Stevens Township (died June 25, 2019)

Executor: Kenneth R. Sharer, 4254 Clapper Hill Road, Laceyville, PA 18623
Attorneys: Mark D. Hipp, Esquire, Mette, Evans & Woodside, 3401 N. Front Street, Harrisburg, PA 17110, (717) 232-5000

THIRD PUBLICATION

Darrow, Donna M.

Late of Bradford County
Executrix: Maureen Hipple c/o Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848
Attorneys: Rinaldo A. DePaola, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

Garrett, Donald Lee

Late of Columbia Township (died June 14, 2019)
Administrator: Jerry Van Horn, 3728 Porter Road, Troy, PA 16947
Attorneys: Harold G. Caldwell, Esquire, Brann, Williams, Caldwell, Sheetz & Blaney, 1090 West Main Street, Troy, PA 16947

Kavanaugh, Richard J.

Late of Bradford County
Executor: Joseph Foti 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, (570) 265-2175

Snell, John R.

Late of Bradford County
Executrix: Michele Snell 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, (570) 265-2175

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Szymanski, Frank C.

Late of Bradford County
Administratrix: Elizabeth Ward c/o
Christopher D. Jones, Esquire, Griffin,
Dawsey, DePaola & Jones, P.C., 101
Main Street, Towanda, PA 18848
Attorneys: Christopher D. Jones, Es-
quire, Griffin, Dawsey, DePaola &
Jones, P.C., 101 Main Street, Towanda,
PA 18848, (570) 265-2175

REGISTER’S NOTICE

0818-0112 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBUTION
OF EDWARD L. MICHELINI,
Executor of the Estate of John Petro, late of
Wyalusing Township, Bradford Co., PA.

The same will be presented to the Or-
phans’ Court on the 27th day of August,
2019.

Shirley Rockefeller
Register of Wills

Aug. 13, 20

SHERIFF’S SALE

By virtue of a Writ of Execution issued
out of the Court of Common Pleas of Brad-
ford County, to me directed and delivered, I
will expose to Public Sale at the Bradford
County Courthouse in Towanda, PA on
Wednesday, August 28, 2019 at 10:00
o’clock in the forenoon the following de-
scribed property to wit:

All that certain lot, piece or parcel of land
situate, lying and being in the Borough of
Troy, County of Bradford and Common-
wealth of Pennsylvania, bounded and de-
scribed as follows:

Beginning at an iron pin set in concrete
on the north side of the lot leading from Troy
to Fallbrook, said place of beginning being
a point established by the grantors’ predeces-
sors in title and F. P. Case & Sons, Inc. by
an Agreement dated May 9, 1952; thence in

a northerly direction 179 feet along lands
now or formerly of F. P. Case & Sons, to an
iron pin set in concrete; thence in an easterly
direction approximately 123 feet along lands
now or formerly of F. P. Case & Sons, Inc.
to an iron pin; thence in a southerly direction
by a line parallel with the western boundary
of the lot being described to a point into
center of the aforesaid road; thence along the
center of the road in a westerly direction to
a point opposite the place of beginning;
thence North to the place of beginning.

BEING KNOWN AS: 6649 FALL
BROOK ROAD, TROY, PA 16947.

PROPERTY ID NUMBER: 52-068.03-
079.

BEING THE SAME PREMISES
WHICH MICHAEL S. ROGERS AND
ASHLEY M. ROGERS BY DEED DAT-
ED 5/18/2017 AND RECORDED 5/
26/2017 IN THE OFFICE OF THE RE-
CORDER OF DEEDS AS INSTRUMENT
NUMBER 201706501, GRANTED AND
CONVEYED UNTO TIMOTHY HART-
ZIG.

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 FREEDOM MORTGAGE vs.
TIMOTHY HARTZIG.

Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
August 7, 2019

Aug. 6, 13, 20

SHERIFF’S SALE

By virtue of a Writ of Execution issued
out of the Court of Common Pleas of Brad-

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ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain lot, or parcel of land, situate, lying and being in the Borough of Wyalusing, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northeast corner of a lot belonging to the estate of Henry F. Smith, deceased, now or formerly, on Taylor Avenue; thence along said Taylor Avenue North 53° East Ten (10) rods to a lot belonging to John Sumner, now or lately, formerly owned by Charles H. Bramhall; thence along the said Sumner lot of North 35° West Eight (8) rods to Pleasant Street; thence along Pleasant Street South 53° West Ten (10) rods to the said Smith lot; thence along the said Smith lot, South 35° East Eight (8) rods to the place of beginning.

CONTAINING 1/2 of an acre of land more or less.

BEING the same real estate conveyed to Matthew D. Rosencrance and Heather Rosencrance from Theresa A. Smiley, by a deed dated August 24, 1988, and recorded in Bradford County Recorder of Deeds under Book 95 Page 726.

Parcel ID #60-114-.04-135-000-000.

Commonly known as 149 Taylor Ave., Wyalusing, PA 18853.

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 WILMINGTON SAVINGS FUND

SOCIETY vs. MATTHEW & HEATHER ROSENCRANCE.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 7, 2019

Aug. 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, August 28, 2019 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 situate in the Village of Mosherville, Township of Wells, County of Bradford, and the Commonwealth of Pennsylvania, described as follows:

BOUNDED on the North by the Mosherville Cemetery, on the East by lands of Shepards, now or formerly, on the South by lands of Palmer, now or formerly, and on the West by State Highway Leading from Mosherville to Coryland, surrounding two lots, one developed and one undeveloped. . also a strip of land along the south line of said cemetery, about one rod in width, formerly used as a land by Shepards, and all together containing about seven-eighths (7/8) of an acre of land, be the same more or less, with the right of way to and continuous use of a spring of water, a short distance East from the dwelling now upon the developed lot, for said Grantee's family use only together with all the hereditaments and appurtenances thereto belonging.

BEING the same premises conveyed by John Douglas Woughter and Debra Faye Woughter, his wife, to Craig S Jayne, single, by a deed dated September 23 2004 and recorded just prior to this mortgage.

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THE deed into the Grantors' predecessor in title, Edmund W. Tuton, contains the following paragraph:

"The Grantee desires to be fully assured (1) that the spring rights, with respect to the developed lot, in this deed are binding upon the heirs and any other possible successors in interest in the lands of the Shepards; and (2) that the heirs and any other successors in interest of the Grantee shall have the same spring rights, with respect to the developed lot, granted to the Grantee in this deed. Elsie L. Shepard, and her son, Charles L. Shepard, co-owners of the spring, by their signatures hereon hereby grant the assurance desired by the Grantee. Elsie L. Shepard also confirms that she and her husband, Louis W. Shepard, now deceased, as Joint Grantors, had as their intention that their Grantees, Charles H. and Lillian L. Robinson, and any and all successors in interest of the grantees, have the same rights as granted to Charles R. Robinson and Lillian L. Robinson.

TAX PARCEL #:57-014-.02-006-000-000.

BEING KNOWN AS: 9798 Coryland Road a/k/a RR 2 Box 529, Gillett, PA 16925.

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. CRAIG S. JAYNE. Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 7, 2019

Aug. 6, 13, 20

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-

ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, August 28, 2019 at 10:00 o'clock in the forenoon the following described property to wit:

LOT 1:

ALL that certain lot, piece or parcel of and situate, lying and being in the Borough of South Waverly, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pin in the East line of the proposed Second Street, also being in the Southwest corner of the premises described herein; thence North $00^{\circ} 32' 03''$ East a distance of 22.01 feet along the East line of said Second Street to a point for a corner, said point being the Southwest corner of lands now or formerly of Guy W. Smith and Joyce W. Smith, his wife; thence South $79^{\circ} 39' 49''$ East a distance of 143.15 feet along the Southern boundary of lands now or formerly of Guy W. Smith and Joyce W. Smith, his wife, to a pin for a corner; thence South $00^{\circ} 45' 21''$ West a distance of 22 feet along the West line of lands now or formerly owned by Claude Alfieri to a pin for a corner, thence South $79^{\circ} 39' 49''$ East a distance of 143.06 feet along the North boundary of Lot No. 3 in the Stermer Subdivision to the point and place of beginning.

CONSISTING of 3,104.36 square feet, BEING AND INTENDING to describe Lot No. 6 of the Stermer Subdivision as shown on the property survey for Philip Stermer, South Waverly Borough, Bradford County, Pennsylvania, dated July 1986 and last revised April 1988 as approved by the Bradford County Planning Commission on the 9th day of May, 1988, and recorded in the Office of the Register and Recorder of Bradford County at Book 83 at Page 1064, Map No, 2976, on May 12, 1988 in Subdivision Drawer 18 at Map 86.

LOT 2:

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough

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of South Waverly, County of Bradford and Commonwealth of Pennsylvania, and described as follows:

BEGINNING at a pin, said pin being the northeast corner of the lands about to be described, where they intersect with the northwest lands now or formerly of Claude Alfieri; running thence South 10° 25' 27" West a distance of 139.92 feet to a pin for a corner, running thence North 81° 04' 54" West a distance of 155.76 feet to a point for a corner, running thence North 00° 32' 03" East a distance of 142.76 feet to a point for a corner; running thence South 79° 65' 13" East a distance of 180.33 feet to the point and place of beginning.

BEING KNOWN AS: 100 PITNEY STREET, SAYRE, PA 18840.

PROPERTY ID NUMBER: 41-007.05-060.

BEING THE SAME PREMISES WHICH JAMES T. WARK, SINGLE BY DEED DATED 12/1/2015 AND RECORDED 12/3/2015 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 201518716, GRANTED AND CONVEYED UNTO TIMOTHY P. WAITE, II, SINGLE.

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. TIMOTHY WAITE, II.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 7, 2019

Aug. 6, 13, 20