

Bradford County Law Journal

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The Court: The Honorable Maureen T. Beirne, President Judge
 The Honorable Evan S. Williams, III, Judge

Editors: Albert C. Ondrey, Esquire, Chairman
 Daniel J. Barrett, Esquire
 Christopher Bradley, Esquire

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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.

Subscription \$85.00 per annum.

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

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

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, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848, (570) 265-2175

SECOND PUBLICATION

Gordon, Elizabeth R. a/k/a Elizabeth Rita Gordon

Late of Troy Township (died May 18, 2019)
Executor: Robert B. Gordon, 743 Fairview Road, Troy, PA 16947
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, Attorneys at Law, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840

THIRD PUBLICATION

Baird, Shirley J.

Late of Sayre Borough (died May 4, 2019)
Executrix: Lori S. Clark c/o Rosanette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840
Attorneys: Rosanette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Dieffenbach, Sara M.

Late of New Albany Borough (died July 1, 2019)

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Executrix: Lois E. Pardoe, 541 Campbellville Rd., New Albany, PA 18833
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Freeman, Arlene M.

Late of Athens Borough (died July 6, 2019)

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

Korb, Dorothy M.

Late of Bradford County
Co-Executrices: Marie M. Wood and Catherine M. Korb 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

Steele, Joyce M.

Late of Towanda
Executor: Thomas G. Knolles, 9026 Scottsboro Dr., Huntersville, NC 28078
Attorney: John A. Shoemaker, Esquire, 125 Headley Ave., Dushore, PA 18614, (570) 928-7374

Wild, Marion P. a/k/a Marion Elizabeth Wild

Late of Sayre Borough (died June 9, 2019)

Co-Executrices: Mary Kay Palumbo, 5 Spring St., Waverly, NY 14892 and Monica McFall, 451 Rt. 17C, Waverly, NY 14892

Attorneys: R. Joseph Landy, Esquire, Landy & Rossetti, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF
COMMON PLEAS OF BRADFORD
COUNTY, PENNSYLVANIA
42ND JUDICIAL DISTRICT

NO. 2019QT0003

ACTION TO QUIET TITLE

GERALD D. PETERSON

Plaintiff

vs.

THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF D.L.F. CLARKE AND MARY ADELLE CLARKE, HIS WIFE, AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF J.S. HOLBERT a/k/a J. SAYRE HOLBERT a/k/a J. SAYER HOLBERT AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF WILLIAM E. GREENE a/k/a WILLIAM E. GREEN AND JENNIE H. GREENE a/k/a JENNIE H. GREEN, HIS WIFE, AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF FRANK C. RIFENBURY

Defendants

TO: THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF D.L.F. CLARKE AND MARY ADELLE CLARKE, HIS WIFE, AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF J.S. HOLBERT a/k/a J. SAYRE HOLBERT a/k/a J. SAYER HOLBERT AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF WILLIAM E. GREENE a/k/a WILLIAM E. GREEN AND JENNIE H. GREENE a/k/a JENNIE H. GREEN, HIS WIFE, AND THE KNOWN AND UNKNOWN HEIRS AND ASSIGNS OF FRANK C. RIFENBURY, THEIR HEIRS, ADMINISTRATORS, SUCCESSORS, DEVISEES AND ASSIGNS OR ANYONE CLAIMING BY, THROUGH OR UNDER THEM.

IMPORTANT NOTICE

You are in default because you have failed to enter a written appearance person-

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ally or by an attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Prothonotary
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705
JOHN E. THOMPSON, ESQUIRE
Attorney for Plaintiff

Aug. 6

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 situate, lying and being in the Borough of Troy, County of Bradford and Commonwealth of Pennsylvania, bounded and described 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' predecessors 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 DATED 5/18/2017 AND RECORDED 5/26/2017 IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBER 201706501, GRANTED AND CONVEYED UNTO TIMOTHY HARTZIG.

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 Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on

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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 ROSECRANCE.

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.

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

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(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 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:

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° 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° 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° 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° 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 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"

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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