
BRADFORD COUNTY LAW JOURNAL

EARLY DEADLINE FOR LABOR DAY

The deadline for the September 6 issue of the *Bradford County Law Journal* is Friday, September 2, 2022 at 10 a.m.

Aug. 16, 23, 30

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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BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

August 29, 2022 through September 2, 2022

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, August 29

8:30 am	Cust. Tr.	Bennett v. Reynolds	12FC0110
		Brown v. Snyder	17FC0057

Tuesday, August 30

8:30 am	Cust. Tr.	Houghtaling v. Houghtaling	12FC0176
		Craig v. Craig	16FC0297

Wednesday, August 31

8:30 am	Cust. Tr.	Phelon v. Earle	16FC0558
		Albers v. Albers (Pugh)	18FC0236

Thursday, September 1

8:30 am	Formal Arraignments—Com. of PA v.		
		CR-0000043-22	CR-0000209-22
		CR-0000147-21	CR-0000218-22
		CR-0000176-22	CR-0000137-22
		CR-0000182-22	Manley
		CR-0000207-22	Mansfield
			Vandyke
			CR-0000453-22

9:00 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Johnson		CR-0000219-21	Roof
			CR-0000551-21
Morey		CR-0000540-21	Schuyler
			CR-0000154-21
			Vandyke
			CR-0000652-18

9:30 am	ARD Court	Com. of PA v. Adams	CR-0000153-22
		Com. of PA v. Greninger	CR-0000370-22
	Plea Hrng.	Com. of PA v. Close	CR-0000440-22
11:30 am	Sentencing	Com. of PA v. Richardson	CR-0000835-21
11:45 am	Plea Hrng.	Com. of PA v. Bonnell	CR-0000077-22
1:00 pm	Sentencing	Com. of PA v. Wood	CR-0000177-22
1:14 pm	Plea Hrng.	Com. of PA v. Watson	CR-0000384-22
1:15 pm	Sentencing	Com. of PA v. Westover	CR-0000270-22
1:30 pm		Com. of PA v. Schlosser	CR-0000255-22
1:45 pm		Com. of PA v. Watson	CR-0000759-21
2:00 pm		Com. of PA v. Faux	CR-0000352-21
2:15 pm		Com. of PA v. Benjamin	CR-0000139-21
		Com. of PA v. Benjamin	CR-0000945-21
2:30 pm		Com. of PA v. Adams	CR-0000677-18
2:45 pm	Plea Hrng.	Com. of PA v. Dunn	CR-0000375-22
3:00 pm		Com. of PA v. Marshall	CR-0000310-22

Friday, September 2

8:30 am	Permanency Review Hrng.		DP-0000041-17
	Permanency Review Hrng.		DP-0000017-18
9:15 am	Invol. Term.	In Re: H.G.A.	3ADOPTIONS2022
	Permanency Review Hrng.		DP-0000018-09

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10:00 am	Permanency Review Hrng.	DP-0000054-21
10:45 am	Permanency Review Hrng.	DP-0000031-21
11:45 am	Prot. From Abuse Larrabee v. Vanderpool	22FC0154
12:00 pm	Rule—Answer/Response Deadline	
	In Re: Jennings	22IR0052
1:00 pm	Juvenile Review	JV-0000092-21
	Juvenile Review	JV-0000003-22
1:30 pm	Plea Hrng. Com. of PA v. Coolbaugh	CR-0000254-22
2:00 pm	Mot. for Discovery Com. of PA v. Cyphers	CR-0000079-22
2:15 pm	Omnibus Pre-Tr. Hrng. Com. of PA v. Miller	CR-0000356-22
3:15 pm	Mot.n for Discovery Com. of PA v. Barbur	CR-0000330-22
	Hon. Evan S. Williams, III, Judge	
	Monday, August 29	
8:30 am	Formal Arraignments—Com. of PA v.	
	CR-0000120-22 Mayo	CR-0000456-22
Benjamin	CR-0000450-22 Perry	CR-0000457-22
Cory	CR-0000449-22 Post	CR-0000460-22
Evans	CR-0000458-22 Roof	CR-0000466-22
Lutz	CR-0000459-22 Willis	CR-0000455-22
9:00 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.	
McCarty	CR-0000764-19 Wilcox	CR-0000569-19
Shoemaker	CR-0000244-20 Franks	CR-0000366-20
		CR-0000369-20
9:30 am	ARD Court Com. of PA v. Sweet	CR-0000229-22
		CR-0000066-22
11:00 am	Sentencing Com. of PA v. Burdick	CR-0000047-22
11:30 am		CR-0000726-21
11:45 am	Plea Hrng. Com. of PA v. Speary	CR-0000327-21
1:00 pm		CR-0000009-19
1:15 pm	Sentencing Com. of PA v. Gleason	CR-0000186-22
		CR-0000862-21
1:30 pm		CR-0000608-21
1:45 pm	Pet. to Revoke Supervised Bail	
	Com. of PA v. Cavalari	CR-0000827-21
	Com. of PA v. Cavalari	CR-0000828-21
	Com. of PA v. Cavalari	CR-0000830-21
	Plea Hrng. Com. of PA v. Cavalari	CR-0000827-21
	Com. of PA v. Cavalari	CR-0000828-21
	Com. of PA v. Cavalari	CR-0000830-21
2:00 pm	Sentencing Com. of PA v. Bouckley	CR-0000182-22
2:30 pm		CR-0000346-22
3:00 pm	ARD Court Com. of PA v. Kuchinski	CR-0000345-22
3:45 pm	Plea Hrng. Com. of PA v. McClintic	CR-0000323-22
	Tuesday, August 30	
8:30 am	Criminal Non-Jury Tr.	
	Com. of PA v. Salle	CR-0000943-21

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12:00 pm	Answer/Response Withdraw as Counsel		
		Potter v. Rossetti	20FC0047
	Rule—Answer/Response Deadline		
1:00 pm		In Re: Conklin	20ORPHANS2021
	Lic. Susp. Apl	Mohr v. PennDOT	22DL0003
1:30 pm	Contempt Hrng.	Matthews v. Opdyke	20FC0186
2:00 pm		Com. of PA v. Hogan	MD-0000186-22
		Com. of PA v. Hogan	MD-0000189-22
2:15 pm	Miscellaneous	Com. of PA v. Teribury	CR-0000967-21
2:30 pm		Com. of PA v. Belcher	CR-0000124-22
3:00 pm	Plea Hrng.	Com. of PA v. Lynch	CR-0000403-22
3:30 pm	Prot. From Abuse	Youells v. Vanderpool	22FC0155
3:45 pm		Whyte v. Corder	19FC0362
Wednesday, August 31			
8:30 am	Mot. Hrng.	Com. of PA v. Tillotson	CR-0000867-18
12:00 pm	Rule—Answer/Response Deadline		
		Lakeview Loan Servicing v. McKerrow	21MF0024
1:00 pm	Civil Status Conf.		
		Chesapeake Operating v. Select Energy Svcs.	17CV0161
1:15 pm	Cust. Pre-Tr. Conf.	Fleming v. Fleming	16FC0427
1:30 pm		Palmer v. Bardo	21FC0142
1:45 pm		Evans v. Shaffer	21FC0403
2:00 pm		Chamberlin v. Chamberlin	22FC0009
2:15 pm		Doan v. Brown	14FC0444
2:30 pm		Morse v. Morse	21FC0041
2:45 pm		Brooks v. Chase	18FC0104
3:00 pm		McCarthy v. McCarthy	20FC0128
3:15 pm	Contempt Hrng.	Lane v. Lane	15FC0349
	Cust. Pre-Tr. Conf.	Lane v. Lane	15FC0349
3:30 pm		Bozman v. Bozman	18FC0448
3:45 pm		Cooley v. Banner-Baine	10FC0085
Thursday, September 1			
8:30 am	Contempt Hrng.	Thomas v. Bowen	13FC0168
9:30 am		Dewitt v. Decker	17FC0224
Friday, September 2			
8:30 am	Prelim. Obj.	Beierling v. Guthrie RPH	21MM0003
		M&M Foam & Construction v. Coolbaugh	22ML0003
10:00 am		Tammac Holdings Corp. v. Dotter	22EJ0006
	Summary Jdgmt.	Bloss v. RPH	20CV0227
11:00 am	Exceptions	Gormley v. Gormley	19DR00247
		Newton-Ogden v. Ogden	17FC0483
12:00 pm	Answer/Response Withdraw as Counsel		
		Cleary v. Cleary	22FC0016
		Cleary v. Cleary	21DR00388
		Com. of PA v. Clawges-Griffith	CR-0000406-21
		Com. of PA v. Vanderpool	CR-0000344-20

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1:00 pm	Cust. Tr.	Ambrose v. Owen	21FC0400
1:30 pm	Juvenile Review		JV-0000081-21
2:00 pm	Prot. From Abuse	Vanderpool v. Passeri	22FC0249

Non-Judicial Officer

Monday, August 29

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Allen	CR-0000340-20	Park	CR-0000151-22
Bostwick	CR-0000042-21	Potter	CR-0000469-21
Henry-Coleman	CR-0000705-20	Roupp	CR-0000469-17
Lafritz	CR-0000526-21	Smith	CR-0000720-19
Maloney-Williams	CR-0000508-21	Stillman	CR-0000402-20
Martin	CR-0000460-21	Vanderpool	CR-0000389-20
Netherton	CR-0000580-21	Vanderpool	CR-0000285-20

Thursday, September 1

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Bacorn	CR-0000729-21	Everett	CR-0000625-21
Barber	CR-0000637-20	Hazard	CR-0000749-21
Brown	CR-0000630-21	House	CR-0000557-20
Everett	CR-0000474-20	Sexton	CR-0000811-21

Special Master

Wednesday, August 31

1:00 pm	Meeting	'22 TREATMENT COURT
2:00 pm	Meeting	'22 TREATMENT COURT

Hearing Master Robert B. McGuinness

Monday, August 29

1:00 pm	Permanency Review Hrng.	DP-0000046-10
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Tuesday, August 30

9:00 am	Uniform Supt. Hrng.	Liddick v. Liddick	22DR00027
9:30 am		Fitzwater v. Blake	19DR01056
10:00 am		Goodwin v. Shepard	19DR00742
10:30 am		White v. Eaton	21DR00024
11:00 am		Wise v. Vanzile	19DR01164
11:30 am		Morgan v. Morgan	22DR00212
1:00 pm		Wilkinson v. Spalding	19DR00208
1:30 pm		Ackley v. Ackley	19DR00198
2:00 pm		Lafferty v. Tuttle	22DR00046
2:30 pm		Inman v. Updegraff	19DR00778
3:00 pm		Scholes v. Casterline	22DR00236
3:30 pm		Payne v. Payne	19DR01061

Wednesday, August 31

8:30 am	Prelim. Cust. Conf.	Herkel v. Herkel	20FC0062
9:00 am		Latini v. Slaybaugh	22FC0219
9:30 am		Henley v. Keithline	22FC0221
10:00 am		Kithcart v. Hadlock	22FC0227
10:30 am		Lamphere v. Simons	19FC0319

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11:00 am		Sartin v. Albers	22FC0231
11:30 am		Pierce v. Katzenstein	20FC0269
1:00 pm		Chapman v. Grover	22FC0235
1:30 pm		Szollosy v. Bostwick	14FC0530
2:00 pm		Korn v. Korn	22FC0104
2:30 pm	Pet. to Term. Supt.	Vandyke v. Willsey	19DR01140
2:45 pm	Pet. for Supt.	Cleary v. Cleary	21DR00388
Thursday, September 1			
8:30 am	Permanency Review Hrng.		DP-0000018-20
9:15 am	Permanency Review Hrng.		DP-0000019-22
10:00 am	Permanency Review Hrng.		DP-0000013-21
1:00 pm	Prelim. Cust. Conf.	Derrig v. Derrig	19FC0280
Special Hearing Officer Richard William McCoy			
Friday, September 2			
8:30 am	Supt. Contempt Hrng.	Parker v. Roberts	19DR00560

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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

Bodnar, Kenneth Nelson

Late of Wyalusing Township (died June 9, 2022)

Administratrix: Kathryn Fernandez, 6435 Morris Park Road, Philadelphia, PA 19151

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

Coats, Alvin Glenn

Late of Ridgebury Township (died January 31, 2022)

Co-Administrators: Scott Coats, 12673 Berwick Turnpike, Gillett, PA 16925, Mechelle Pery, 12625 Berwick Turnpike, Gillett, PA 16925 and Kenneth Nero, 12647 Berwick Turnpike, Gillett, PA 16925

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

Hauss, Frank R., Sr.

Late of New Albany

Executrix: Carol C. Hauss, 245 North Lincoln Ave., Apt. 207, Newtown, PA 18940

Attorney: John A. Shoemaker Esquire, 127 Headley Ave., Dushore, PA 18614 (570) 928-7374

Whitling, James E.

Late of Wyalusing Borough (died March 9, 2022)

Executrix: Abbey L. Whitling Campbell, 14342 Route 42, Muncy Valley, PA 17758

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

SECOND PUBLICATION

Ball, Kevin Bruce

Late of Franklin Township (died June 30, 2022)

Administrator: Ryan S. Ball, 199 Rhodes Road, Canton, PA 17724

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

Benjamin, Robert W.

Late of Sayre Borough (died June 14, 2022)

Executrix: Kathy Snedeker, 411 Mohawk St., Sayre, PA 18840

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

Crawford, Linda D.

Late of Windham Township (died July 16, 2022)

Executor: Chad N. Crawford, 73 Mowely Lane, Marydel, DE 19964

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

Manley, Thomas P.

Late of South Creek Township (died June 1, 2022)

Co-Administrators: Stephen M. Manley, 3401 Mountain Top Road, Gillett, PA 16925 and Jennifer A. Chamberlain, 32870 Route 14, Gillett, PA 16925

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

Pelton, Lawrence W.

Late of Wyalusing Township (died July 4, 2022)

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Executrix: Denise A. Moore c/o Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840
Attorneys: Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

Sweeley, Jane M.

Late of Dushore, Forkston
Executor: Stephen D. Sweeley, 950 Sick Rd., Dushore, PA 18614
Attorneys: Stephen C. Sholder, Esquire, Raup & Sholder, P.C., 445 Elmira Street, Williamsport, PA 17701, (570) 321-0709

Webster, Regina J.

Late of Towanda Borough (died June 8, 2022)
Executor: Edward J. Webster, Jr., 107 Ward Avenue, Towanda, PA 18848
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

THIRD PUBLICATION

Blaney, Gary R.

Late of Canton Township (died June 22, 2022)
Executrix: Casandra K. Blaney, 34 Warrior Drive, Canton, PA 17724
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Howard, James Taylor a/k/a James T. Howard

Late of Bradford County
Co-Executors: James T. Howard, Jr. and Kay E. Way c/o Mark D. Hipp, Esquire, 1801 Market Street, Suite 300, Camp Hill, PA 17011
Attorney: Mark D. Hipp, Esquire, 1801 Market Street, Suite 300, Camp Hill, PA 17011

Millage, Shirley R.

Late of Sayre Borough (died April 8, 2022)

Executrix: Judi Palipkonich, 302 Olive Street, 41, Sayre, PA 18840
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Pennay, Mary E.

Late of the Borough of Towanda
Administrator: John Wheaton c/o Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701
Attorneys: Christopher H. Kenyon, Esquire, McCormick Law Firm, 835 West Fourth Street, Williamsport, PA 17701

West, Lule Chameria

Late of Ridgebury Township (died June 26, 2022)
Executrix: Kimberly Lamb, P.O. Box 571, Plover, WI 54467
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

White, James Albert

Late of 114 Judge Herrick Street, Athens (died March 28, 2022)
Administrator: Jon J. White, 219 Willow Street, Athens, PA 18810
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

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 31, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THOSE CERTAIN lots or pieces of ground situate in Le Raysville Borough,

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County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Lot No. 1

BEGINNING in the center of State Road leading from Le Raysville to Towanda in the south line of lands now or formerly of Gage; thence along the line of lands of said Gage, now or formerly, bearing South 66° 6' West 446.0 feet through an iron pipe on line, along a wire fence to a copper pipe in said fence for a corner; thence along the line of other lands now or formerly of Hugh and Gertrude Chafee, bearing South 25° 13' East 296.0 feet through an iron pipe on the line near an elm tree to the center of a dirt road leading to the now or formerly Creamery; thence along the center of said dirt road, bearing North 73° 41' East 223.4 feet to a corner in said road; thence along the line of lands now or formerly of D. Snyder, bearing North 22° 45' West 158.6 feet through a post on line to a copper pipe in a fence corner; thence along the line of lands now or formerly of Raymond Barber, bearing South 71° 01' West 22.5 feet to a corner; thence along the line of lands of said Barber, now or formerly, bearing North 31° 36' West 91.0 feet to a corner; thence along the line of lands of said Barber, now or formerly bearing North 71° 11' East 247.5 feet to the center of the aforesaid State Road; thence along the center of said State Road, bearing North 28° 38' East 88.6 feet to the place of beginning.

CONTAINING 1.94 acres of land, as shown on survey prepared by Stuart Milnes, dated November 21, 1959.

Lot No. 2

BEGINNING in the center of North Main Street, in line of stake in center of fence on west side of street; thence northwardly along center of said street, 99 feet to a corner; the westwardly along lands now or formerly of Leon A. Cool-

baugh, 247 1/2 feet to a stake corner; thence southwardly along lands now or formerly of Leon A. Coolbaugh, 91 feet to a stake for a corner; thence eastwardly along lands now or formerly of Lott Schoemaker and Leon A. Coolbaugh, 247 1/2 feet to the place of beginning.

CONTAINING 1/2 acre and 6 1/2 rods of land, be the same more or less.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1119 Main Street, Le Raysville, PA 18829.

Parcel # 21-065.01-004.

BEING THE SAME PREMISES which Walter G. Rowe, single, and Katrina A. English, single, by Deed dated July 26, 2018 and recorded July 30, 2018 as Instrument Number 201810387, in the Office of the Recorder of Deeds in and for the County of Bradford, granted and conveyed unto Sally J. Wildrick, single, as sole owner, in fee.

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 SPECIALIZED LOAN FINANCING, LLC vs. SALLY J. WILDRICK.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 10, 2022

Aug. 9, 16, 23

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 31, 2022 at 10:00

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

Beginning at a point in the centerline of SR14 where the property described in Lot No. 1 on the below referred to survey and property described in this lot come together; thence, leave the centerline of said state route and go North 14 degrees 46' 22" West 293.34 feet through a pin set near the edge of said state route and on to a second pin for a corner; thence, South 86 degrees 06' 41" East 409.52 feet through a pin set near the edge of a creek and on to a point in the centerline of said creek; thence, follow the centerline of said creek South 17 degrees 36' 50" East 137.34 feet to another point in the centerline of said creek, which is also in the centerline of SR14; thence, follow the centerline of said state route the following two (2) courses and distances: South 70 degrees 46' 53" West 303.96 feet; thence, South 74 degrees 14' 41" West 91.76 feet to another point in the centerline of said state route, which is the point and place of beginning.

Containing 1.949 acres, more or less.

Being and intending to describe the lot mark Lot 2, 1.949 acres on Survey by John W. Ward, Registered Surveyor, Survey dated April 10, 1989 and being Map No. S-50.

Title to said Premises vested in Renee Cairo a/k/a Renee Marshall by Deed from Carl M. Oldroyd dated August 27, 2004 and recorded on September 3, 2004 in the Bradford County Recorder of Deeds as Instrument No. 200411245.

Being known as: 33831 Route 14, Gillett, PA 16925.

Tax Parcel Number: 40-016.00-034-004.

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 COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING vs. RENEE CAIRO a/k/a RENEE MARSHALL.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
Aug. 10, 2022

Aug. 9, 16, 23

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 31, 2022 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 Rome Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING in the center line of Township Road 600 at the Northwest corner of lands of Roland Rhoades, now or formerly, and thence continuing along the center line of Township Road 600 on a curve 181 feet to another point in the center line of Township Road 600; thence in an Easterly direction 125 feet to a point; thence in a Southerly direction to the North line of lands of Rhoades, now or formerly, 134 feet; thence in a Westerly direction along the North line of Rhoades, now or formerly, 115 feet to the place of beginning.

The above described parcel of land being conveyed hereby is more correctly described

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in accordance with a survey by Leonard T. Carver dated November 10, 1980 and bearing his Map No. 745 of lands of John J. Fedorchak et al being a portion of the parcel of land recited to contain 2.8 acres, the remaining portion of said 2.8 acres being conveyed to Michael J. Draper and Teresa S. Draper, his wife, as follows:

BEGINNING at a point for a corner in or near the center of Township Road No. T-600, said point marking the Southwest corner of the parcel of land about to be described and the Northwest corner of lands now or formerly of William D'Alesandro: Proceeding thence along the course of said Township Road, in or near the center thereof. North 20 degrees 17 minutes East 65.7 feet to a point, marking the Southeast corner of lands now or formerly owned by Paul W. Grefe; proceeding thence along the East line of said Crete, now or formerly and along the course of Township Road No. T-600, in or near the center thereof. North 34 degrees 48 minutes East 50 feet to a point and North 44 degrees 34 minutes East 66.3 feet to a point for a corner marking the Northwest corner of the within described parcel of land and the Southeast corner of a parcel of land this day being conveyed to Michael J. Draper, et ux, now or formerly; proceeding thence through the Easterly edge of said Township Road and thence along the South line of the parcel of land being conveyed to Draper et ux, now or formerly, South 55 degrees 59 minutes East 124 feet to an iron pipe for a corner marking the Northeast corner of the within described parcel of land and the Northwest corner of other lands of William D'Alesandro, now or formerly; proceeding thence along the West line of William D'Alesandro, now or formerly, South 36 degrees, 59 minutes West 132 feet to an iron pipe corner marking the Southeast corner of the within described parcel of land and the Northeast corner of another parcel of land owned by William D'Alesandro, now or formerly; proceeding thence along the North

line of William D'Alesandro, Now or formerly, North 78 degrees 21 minutes West 124 feet to a found iron pipe situate on the Easterly edge of Township Road No. 600 to a point in or near the center thereof for a corner, the place of beginning.

ALSO GRANTING AND CONVEYING unto the Grantee herein the right to draw water from a well situate on the premises heretofore conveyed or to be conveyed by the grantors.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of ways, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DOUBLE-WIDE, MOBILE DWELLING, GARAGE & SHED, KNOWN AND NUMBERED AS: 642 Joyce Road, Rome, Pennsylvania 18837.

PARCEL # 32/ 062.00/ 084/000 000/.

ACCOUNT # 3206200084000000.

ASSESSED VALUE: \$26,650.

COMMON LEVEL RATIO: 3.80.

BEING THE SAME PREMISES WHICH Walter Romanik and Geraldine S. Romanik, husband and wife, by Deed dated July 27, 2018 and Recorded in the Bradford County Recorder of Deeds Office on July 31, 2018 in Instrument No. 201810453, granted and conveyed to Scott T. Zenevicz.

SEIZED IN EXECUTION AS THE PROPERTY OF SCOTT T. ZENEWICZ.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty

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(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 PENNSYLVANIA HOUSING FINANCE AGENCY vs. SCOTT T. ZENOWICZ.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
August 10, 2022

Aug. 9, 16, 23

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~ NOTES ~

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The Bradford County Latin Journal
206 S. Keystone Ave.
Sayre, PA 18840