

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

August 15, 2022 through August 19, 2022

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, August 15

8:30 am Civil Jury Tr. Leiser v. Chilcutt 20CV0171

Tuesday, August 16

8:30 am Prot. From Abuse Lamphere v. Simons 19FC0319

12:00 pm Answer/Response Withdraw as Counsel

Raezer v. Raezer 21FC0018

Rule—Answer/Response Deadline

Buickus v. McAlmont 21FC0250

4:00 pm Meeting 22 CHILDREN'S ROUNDTABLE

Thursday, August 18

8:00 am Meeting 2022 CJAB SUBCOMMITTEE

Friday, August 19

8:30 am Omnibus Pre-Tr. Hrng. Com. of PA v. Marshall CR-0000093-22

10:00 am Com. of PA v. Vo CR-0000173-22

Hon. Evan S. Williams, III, Judge

Monday, August 15

8:30 am Contempt Hrng. Com. of PA v. Fritsch MD-0000162-22

9:00 am Com. of PA v. Gable MD-0000168-22

9:30 am Miscellaneous Carling v. Carling 89FC1010

11:00 am Permanency Review Hrng. DP-0000020-20

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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12:00 pm	Rule—Answer/Response Deadline		
		M&T Bk. v. McLinko	19MF0046
1:00 pm	Contempt Hrng.	Cron v. Bump	09FC0626
		Johnson v. Gates	14FC0608
		Herkel v. Mosher	15FC0469
		Miller v. Engle	19FC0287
		Kellogg v. Lawrence	21FC0204
		Norton v. Norton	21FC0209
		Zink v. Darrow	21FC0222
		Watson v. Preiser	21FC0264
		Shepherd v. Chacona	21FC0289
		Rodrigues v. Dryer	21FC0301
		Leljedal v. Leljedal	21FC0341
		Sayman v. Thomas	21FC0347
		Rolls v. Brown	21FC0363
		Groover v. Groover	21FC0386
		Evans v. Deremer	21FC0402
		Evans v. Shaffer	21FC0403
2:00 pm	Lic. Susp. Apl.	Dietz v. PennDOT	22DL0004
3:00 pm	Prot. From Abuse	Wheaton v. Friedlander	21FC0224
Tuesday, August 16			
8:30 am	Prot. From Abuse	Getchell v. Lane	22FC0165
9:00 am	Invol. Term.	In Re: Adoption of T.C.S.	44ADOPTIONS2021
9:30 am	Change of Name Hrng.		
		In Re: Petition for Name Change of J.L.B.	22IR0042
10:00 am	Miscellaneous	Edwards v. Steele	22FC0207
10:30 am	Sentencing	Com. of PA v. Kissell	CR-0000786-21
11:30 am	Criminal Mot. to Dismiss		
		Com. of PA v.	MD-0000129-22
		Com. of PA v.	MD-0000130-22
12:00 pm	Answer/Response Withdraw as Counsel		
		Com. of PA v. Hicks	CR-0000086-21
	Rule—Answer/Response Deadline		
		Gyurik v. Hall	22FC0208
1:00 pm	Supt. Contempt Hrng.	Brock v. Taber	19DR00023
		Latini v. Shaffer	19DR00147
		Hunsinger v. Tripp	19DR00280
		Hall v. Tripp	19DR00281
		Padilla v. Padilla	19DR00309
		Vanderpool v. Hotalen	19DR00327
		Buchanan v. Brown	19DR00763
		Lupiani v. Cretelle	20DR00286
		Solch v. Caliente	20DR00331
		Robinson v. Robinson	21DR00361
		Newson v. Fretz	21DRS00127
3:00 pm		Shannon v. Giggee	19DR01316

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Wednesday, August 17

11:00 am	Miscellaneous	Com. of PA v. Voelker	CR-0000406-17
11:30 am	Criminal Post-Tr./Sentencing Hrng.		
		Com. of PA v. Waite	CR-0000841-21
1:00 pm	Cust. Pre-Tr. Conf.	Shaw v. Fields	18FC0063
1:15 pm	Contempt Hrng.	Berthiaume v. Mazzerese	22FC0069
	Cust. Pre-Tr. Conf.	Berthiaume v. Mazzerese	22FC0069
1:30 pm		Johnson v. Jackson	21FC0369
1:45 pm		Carrington v. Beers	11FC0568
2:00 pm	Civil Status Conf.	Osorio v. Osorio	21EJ0005
2:15 pm		Nichols v. Erie Ins. Co.	19CV0182
2:30 pm	Cust. Pre-Tr. Conf.	Herkel v. Mosher	15FC0469
2:45 pm		Rolls v. Brown	21FC0363
3:00 pm		Shepherd v. Chacona	21FC0289

Thursday, August 18

9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Kashou	CR-0000801-21
9:30 am	ARD Court	Com. of PA v. Benjamin	CR-0000280-22
		Com. of PA v. Ragan	CR-0000214-22
11:00 am	Sentencing	Com. of PA v. Earle	CR-0000686-21
11:15 am		Com. of PA v. Mattocks	CR-0000149-22
11:45 am	Plea Hrng.	Com. of PA v. Bailey	CR-0000685-21
1:00 pm		Com. of PA v. Trindle	CR-0000820-21
		Com. of PA v. Trindle	CR-0000831-21
1:15 pm	Sentencing	Com. of PA v. Blemle	CR-0000049-22
1:30 pm	Plea Hearing	Com. of PA v. Apgar	CR-0000843-21
1:45 pm	Sentencing	Com. of PA v. Moore	CR-0000167-22
2:00 pm	Miscellaneous	Com. of PA v. Friends	CR-0000110-22
	Sentencing	Com. of PA v. Friends	CR-0000465-21
		Com. of PA v. Friends	CR-0000164-22
		Com. of PA v. Friends	CR-0000443-21
2:15 pm		Com. of PA v. Rullo	CR-0000105-22
2:30 pm		Com. of PA v. Huber	CR-0000081-22
2:45 pm	Plea Hrng.	Com. of PA v. Otis	CR-0000248-22
3:00 pm		Com. of PA v. Frank	CR-0000261-22
3:15 pm		Com. of PA v. Hodges	CR-0000263-22
3:30 pm		Com. of PA v. Garra	CR-0000267-22
3:45 pm		Com. of PA v. Johnson	CR-0000283-22

Friday, August 19

1:00 pm	Contempt Hrng.	Krise v. Collins	22FC0005
		Clark v. Howard	22FC0008
		Chamberlin v. Chamberlin	22FC0009

Hon. Jeffrey A. Smith, Judge

Friday, August 19

9:30 am	Sentencing		MEETING
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Non-Judicial Officer

Thursday, August 18

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Blemle	CR-0000100-20	Schantz	CR-0000740-21
Dewalt	CR-0000707-20	Travis	CR-0000140-20
Ford	CR-0000781-21	Willow	CR-0000926-19

Non-Judicial Officer

Thursday, August 18

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Allen	CR-0001219-81	Horton	CR-0000649-10
Brown	CR-0000536-02	Jackson	CR-0000638-04
Cole	CR-0000400-05	Kapler	CR-0000718-16
Crotsley	CR-0000322-18	Martinez	CR-0000531-12
Doane	CR-0000173-09	McConnell	CR-0000259-09
Hall	CR-0000213-13	Sanders	CR-0000455-15
Ham	CR-0000746-12	Tripp	CR-0000297-10
Heverly	CR-0000608-14	Vanderpool	CR-0000771-04
Hobday	CR-0000492-11	Walters	CR-0000429-16
		Wells	CR-0000846-17

Special Master

Wednesday, August 17

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

Hearing Master Robert B. McGuinness

Monday, August 15

9:00 am	Prelim. Cust. Conf.	Waite v. Watie	22FC0205
9:30 am		Lantz v. Lantz	22FC0204
10:00 am		Saxon v. Baggerly	18FC0578
10:30 am		Clark v. Clark	08FC0565
11:00 am		Roof v. Robinson	17FC0334
11:30 am		Cron v. Cron	22FC0163

Tuesday, August 16

8:30 am	Supt. Contempt Hrng.	2022 SUPPORT CONTEMPTS	
1:00 pm	Pet. for Supt.	Green v. Westry	22DR00004
1:45 pm	Pet. for Mod. of Supt.	Donald v. Carroll	19DR01137
2:30 pm		Rosenbloom v. Walker	22DR00180
3:15 pm	Pet. to Term. Supt.	Jones v. Carr	21DR00198

Wednesday, August 17

8:30 am	Prelim. Cust. Conf.	VanFleet v. Johnson	20FC0321
9:00 am		Onofre v. Salsman	21FC0355
9:30 am		Gyurik v. Hall	22FC0208
10:00 am		Randolph v. Camp	22FC0215
10:30 am		Saxon v. Walters	21FC0292
11:00 am		Morgan v. Chamberlain	22FC0220
	Special Relief Hrng.	Morgan v. Chamberlain	22FC0220
11:30 am	Prelim. Cust. Conf.	Colon-Welch v. Padilla	22FC0177

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1:00 pm	Pet. for Supt.	Carey v. Carey	22DR00070
1:45 pm	Pet. for Mod. of Supt.	Comstock v. Johnson	19DR00585
2:30 pm		Ackley v. Johnson	19DR00586
3:15 pm		Holton v. Orshal	22DR00218

Thursday, August 18

8:30 am	Permanency Review Hrng.		DP-0000023-22
9:15 am	Permanency Review Hrng.		DP-0000009-22
10:00 am	Permanency Review Hrng.		DP-0000005-21
10:45 am	Permanency Review Hrng.		DP-0000060-17
1:00 pm	Permanency Review Hrng.		DP-0000043-21
	Permanency Review Hrng.		DP-0000044-21
1:45 pm	Permanency Review Hrng.		DP-0000048-20
	Permanency Review Hrng.		DP-0000049-20
3:15 pm	Permanency Review Hrng.		DP-0000031-21

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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

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

SECOND PUBLICATION

Beyer, Dana Leigh

Late of Bradford County (died June 27, 2022)

Administrator: Thomas M. Beyer, Jr. c/o Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingner, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Branish, Edward G.

Late of Monroeton Borough (died June 24, 2022)

Executrix: Barbara P. Branish 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

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Hill, MaryAnn Charmion a/k/a Mary-Ann Hill

Late of Sayre Borough (died May 28, 2022)

Administrator: Quintessence Anx c/o Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Loving, Frances E.

Late of the Township of Tuscarora, Laceyville (died January 25, 2022)

Executrix: Lisa Creager c/o Levene Gouldin & Thompson, LLP, 50 Public Avenue, Montrose, PA 18801

Attorneys: Levene Gouldin & Thompson, LLP, 50 Public Avenue, Montrose, PA 18801

Schmeckenbecher, Charles W.

Late of Towanda Township (died June 6, 2022)

Executrix: Marie E. Schmeckenbecher 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

Weaver, Wayne R. a/k/a Wayne Roger Weaver

Late of Athens Township (died June 21, 2022)

Executor: Donald Weaver, 107 S. East Street, Sayre, PA 18840

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

THIRD PUBLICATION

Brown, Hilda D.

Late of 308 Roberts Way, Sayre (died November 22, 2021)

Executrix: Margo Faulkner, 43 Horan Road, State Hill, NY 10973

Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Fleischmann, Mary Katherine

Late of Granville Township (died April 22, 2022)

Administratrix: Barbara McMahon, 9245 Andover Road, Philadelphia, PA 19114

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

Houser, Linda E. a/k/a Linda Eileen Houser

Late of Burlington Township (died May 20, 2022)

Executor: George G. Houser, III, 5730 Broad Acres Street, Merritt Island, FL 32953

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

Howard, John H., Jr. a/k/a John Homet Howard, Jr.

Late of Pinellas County, FL (died April 30, 2022)

Co-Executors: John H. Howard, III, 1831 Hans Herr Drive, Willow Street, PA 17584 and Thomas Howard, 823 Drew Road, New Albany, PA 18833

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

Morris, George Richard a/k/a G. Richard Morris

Late of Troy Borough (died April 14, 2022)

Co-Administrators: Paul E. Theodorakos, 519 Terrel Road, Troy, PA 16947 and Thomas A. Palmer, 1662 Deery Hill Road, Gillett, PA 16925

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

REGISTER'S NOTICE

0821-0166 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF WENDY A. CAIN, Executrix of the Estate of Wendell C. Fisk, late of North Towanda Township, Bradford County, PA.

The same will be presented to the Orphans' Court on the 16th day of August 2022.

Sheila M. Johnson
Register of Wills

Aug. 2, 9

CHANGE OF NAME NOTICE

Petition for Change of Name is scheduled for August 9, 2022 at 2:00 p.m., Bradford County Courthouse, Towanda, PA 18848. The Petitioner: Travis Ruvolo; Petition for Name Change of: M.R.V.R. in Courtroom No. 1.

Travis Ruvolo
7731 Ulster Rd.
Ulster, PA 18850

Aug. 9

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, 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. Coolbaugh, 247 1/2 feet to a stake corner; thence southwardly along lands now or formerly of Leon A. Coolbaugh, 91 feet

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to a stake for a corner; thence eastwardly along landsnow 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 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

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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 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

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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. Zenewicz.

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 (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. ZENEWICZ.

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

Aug. 9, 16, 23

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