
Bradford County Law Journal

Copyright © 2022, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 E-mail prepress@clareprint.com

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.

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

July 25, 2022 through July 29, 2022

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, July 25

8:30 am	Formal Arraignments—Com. of PA v.		
		CR-0000057-22 Hogan	CR-0000378-22
Apgar		CR-0000372-22 Jellow	CR-0000387-22
Arnold		CR-0000382-22 Kirkner	CR-0000391-22
Benjamin		CR-0000376-22 Lattari	CR-0000373-22
Calaman		CR-0000364-22 McClintic	CR-0000377-22
Dalton		CR-0000371-22 Mulcahy	CR-0000362-22
Dunn		CR-0000375-22 Stroud	CR-0000390-22
Greninger		CR-0000370-22 Thetga	CR-0000379-22
Griffith		CR-0000374-22 Watson	CR-0000384-22
Hill		CR-0000383-22 Yates	CR-0000291-22
9:00 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Everly		CR-0000050-20 Walters	CR-0000410-20
Golden		CR-0000093-21 Worthington	CR-0000124-21
Johnson		CR-0000219-21 Worthington	CR-0000144-20
McCutcheon		CR-0000812-18 Worthington	CR-0000538-20
Moe		CR-0000411-18 Worthington	CR-0000553-21
		Pilch	CR-0000571-20
9:30 am	ARD Court	Com. of PA v. Barber	CR-0000234-22
		Com. of PA v. Doster	CR-0000235-22
		Com. of PA v. Johnson	CR-0000233-22
		Com. of PA v. Martinez	CR-0000211-22
11:00 am	Sentencing	Com. of PA v. Simon	CR-0000271-22
11:15 am		Com. of PA v. Hadlock	CR-0000172-22
		Com. of PA v. Stehm	CR-0000930-21
11:30 am		Com. of PA v. Crosbie	CR-0000179-22
11:45 am	Plea Hrng.	Com. of PA v. Bonnell	CR-0000077-22
1:00 pm		Com. of PA v. Montgomery	CR-0000874-21
1:15 pm		Com. of PA v. Finogle	CR-0000094-22
1:30 pm	Sentencing	Com. of PA v. Acla	CR-0000035-22
		Com. of PA v. Delamater	CR-0000913-21
1:45 pm		Com. of PA v. Powell	CR-0000268-22
2:00 pm		Com. of PA v. Hayes	CR-0000034-21
2:15 pm	Resentencing Hrng.	Com. of PA v. Vanderpool	CR-0000055-20
2:30 pm	Sentencing	Com. of PA v. Miller	CR-0000132-22
2:45 pm	Plea Hrng.	Com. of PA v. Hazard	CR-0000877-21
		Com. of PA v. Hazard	CR-0000878-21
3:00 pm	Bail Reduction Hrng.	Com. of PA v. Thaxton	CR-0000971-21
	Plea Hrng.	Com. of PA v. Shores	CR-0000198-22
		Com. of PA v. Tice	CR-0000256-22
		Com. of PA v. Thaxton	CR-0000971-21

BRADFORD COUNTY LAW JOURNAL

3:15 pm		Com. of PA v. Wood	CR-0000177-22
3:45 pm		Com. of PA v. Crayton	CR-0000395-21
		Com. of PA v. Crayton	CR-0000598-21
Tuesday, July 26			
8:30 am	Contempt Hrng.	Grumbach v. Grumbach	17FC0211
9:15 am	Prot. From Abuse	Williams v. MacDonald	22FC0225
9:30 am		McKean v. Jones	19FC0033
9:45 am	Change of Name Hrng.	In the Matter of Pet. for Change of Name of Cranmer	22IR0039
10:15 am	Adoption	In Re: Adoption of M.M.S. 14ADOPTIONS2022 In Re: Adoption of M.S.S. 15ADOPTIONS2022	
10:45 am	Prot. From Abuse	Chenot v. Chenot	21FC0412
11:00 am	Contempt Hrng.	Wilson v. Middaugh	07FC0710
11:30 am	Adoption	In Re: Adoption of L.M.S. 12ADOPTIONS2022	
12:00 pm	Answer/Response	Withdraw as Counsel Robbins v. Cusack	20FC0259
		Robbins v. Cusack	20DR00273
	Rule—Answer/Response Deadline	Cushna v. Leonard	20FC0138
		Paris v. Davidson	21FC0279
1:00 pm	Summary Apl.	Com. of PA v. Strobe	SA-0000010-22
1:30 pm		Com. of PA v. Steele	SA-0000011-22
2:00 pm	Adoption	In Re: K.B. 11ADOPTIONS2022	
2:15 pm	Prot. From Abuse	Johnson v. Johnson	17FC0375
2:30 pm	Contempt Hrng.	Cotter v. Cotter	19FC0374
3:30 pm	Appoint Guardian Hrng.	In Re: Van Hagen 15ORPHANS2022	
Wednesday, July 27			
8:30 am	Criminal Non-Jury Tr.	Com. of PA v. Brown	CR-0000899-21
12:00 pm	Rule—Answer/Response Deadline	In Re: Mortgage of Kopson 17ORPHANS2022	
Thursday, July 28			
8:30 am	Formal Arraignments—Com. of PA v.		
		CR-0000123-22	CR-0000161-22
		CR-0000128-22	CR-0000177-22
			CR-0000051-22
9:00 am	Pet. to Revoke Parole/Probation/ARD	Com. of PA v. McCormick	CR-0000574-20
9:30 am	ARD Court	Com. of PA v. Adams	CR-0000153-22
		Com. of PA v. Arnold	CR-0000295-22
		Com. of PA v. Keysaw	CR-0000272-22
		Com. of PA v. Maryott	CR-0000279-22
	Plea Hrng.	Com. of PA v. Westover	CR-0000270-22
11:00 am	Sentencing	Com. of PA v. Shulas	CR-0000770-21
11:15 am		Com. of PA v. Stern	CR-0000863-21
11:30 am		Com. of PA v. Witthoft	CR-0000075-22
11:45 am	Plea Hrng.	Com. of PA v. Schlosser	CR-0000255-22

BRADFORD COUNTY LAW JOURNAL

1:00 pm		Com. of PA v. Bailey	CR-0000059-22
1:15 pm	Sentencing	Com. of PA v. Killian	CR-0000281-22
1:30 pm		Com. of PA v. Benjamin	CR-0000130-22
1:45 pm		Com. of PA v. Long	CR-0000836-21
2:00 pm		Com. of PA v. Leonard	CR-0000050-22
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. Richardson	CR-0000835-21
2:45 pm	Plea Hrng.	Com. of PA v. Watson	CR-0000759-21
Friday, July 29			
8:30 am	Bail Reduction Hrng.	Com. of PA v. Hicks	CR-0000290-22
	Criminal Non-Jury Tr.	Com. of PA v. Faux	CR-0000352-21
1:00 pm	Prot. From Abuse	Kelley v. Zawistowski	16FC0479
2:00 pm		Hunsinger v. Hunsinger	12FC0333
Hon. Evan S. Williams, III, Judge			
Monday, July 25			
8:30 am	Cust. Tr.	Thomas v. Sayman	15FC0285
		Sayman v. Thomas	21FC0347
Tuesday, July 26			
8:30 am	Cust. Tr.	Potter v. Rossetti	20FC0047
9:15 am		Houmes v. Padilla	18FC0336
Wednesday, July 27			
8:30 am	Meeting		PCSTJ CONFERENCE
Thursday, July 28			
8:30 am	Meeting		PCSTJ CONFERENCE
12:00 pm	Answer/Response Withdraw as Counsel		
		Com. of PA v. Blair	CR-0000223-22
		Com. of PA v. McCabe	CR-0000122-21
		Com. of PA v. McCabe	CR-0000364-20
		Com. of PA v. McCabe	CR-0000414-21
Friday, July 29			
8:30 am	Meeting		PCSTJ CONFERENCE
12:00 pm	Rule—Answer/Response Deadline		
		Korn v. Korn	22FC0104
Hon. Joseph M. Augello, Judge			
Wednesday, July 27			
2:00 pm	Argument	Scavone v. Smith	21IR0067
Non-Judicial Officer			
Monday, July 25			
8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
	Bailey	CR-0000470-20 Pruyne	CR-0000497-21
	Evans	CR-0000176-19 Sandor	CR-0000456-21
	Gordner	CR-0000057-20 Trowbridge	CR-0000305-21
	Lane	CR-0000559-19 Yates	CR-0000677-21

BRADFORD COUNTY LAW JOURNAL

Thursday, July 28

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Bailey	CR-0000733-21	Drever	CR-0000357-20
Barnes	CR-0000459-19	Everett	CR-0000474-20
Barnes	CR-0000458-19	Everett	CR-0000625-21
Barnes	CR-0000676-17	Johnson	CR-0000038-21
Brown	CR-0000417-21	Victory	CR-0000073-21
		Victory	CR-0000110-21

Non-Judicial Officer

Tuesday, July 26

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Belcher	CR-0000663-19	Micklas	CR-0000468-17
Evans	CR-0000789-00	Mooney	CR-0000292-10
Gilbert	CR-0000676-14	Pedro	CR-0000440-14
Hester	CR-0000273-96	Reed	CR-0000546-07
Hill	CR-0000879-12	Ryan	CR-0000501-11
Kintner	CR-0000850-07	Smiley	CR-0000026-12
Kithcart	CR-0000424-18	Steele	CR-0000756-12
Kramp	CR-0000550-95	Strope	CR-0000315-14
Kreider	CR-0000315-16	Struble	CR-0000077-08
Krudup	CR-0000260-17	Vanderpool	CR-0000523-04
Lane	CR-0000914-15	Waters	CR-0000878-11
Matson	CR-0000966-07	Wise	CR-0000337-15
McClintic	CR-0000263-13	Wright	CR-0000126-10
McKinery	CR-0000904-11	Yantin	CR-0000152-19

Special Master

Wednesday, July 27

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

Hearing Master Robert B. McGuinness

Monday, July 25

8:30 am	Pet. for Mod. of Supt.	Colony v. Colony	19DR01302
9:15 am		MacPherson v. Scott	19DR00557
10:00 am		Cummings v. Fethers	19DR01248
10:45 am		Brady v. Hogan	19DR00282

Tuesday, July 26

9:00 am	Uniform Supt. Hrng.	Payne v. Payne	19DR01061
9:30 am		Barker v. Nowell	20DR00116
10:00 am		Solch v. Caliente	20DR00331
10:30 am	Wyoming Co. Human Svcs. v. Lent		22DR00091
11:00 am		Crespo v. Crespo	20DR00343
11:30 am		Salsman v. Carey	22DR00181
1:45 pm	Pet. for Mod. of Supt.	Chandler v. White	19DR00567
2:30 pm		Palfreyman v. Howard	19DR00697
3:15 pm		Haney v. Haney	21DR00354

BRADFORD COUNTY LAW JOURNAL

Wednesday, July 27

8:30 am	Pet. for Mod. of Supt.	Blasz v. Blasz	22DR00175
9:15 am		Brooks v. Brooks	22DR00006
10:00 am	Pet. to Term. Supt.	Landmesser v. Chandler	22DR00149
1:00 pm	Miscellaneous	Middaugh v. Middaugh	22FC0171
1:30 pm	Prelim. Cust. Conf.	Cushna v. Leonard	20FC0138
2:00 pm		Spencer v. Frisbie	22FC0188
2:30 pm		Korn v. Korn	22FC0104
3:00 pm		McAllister v. Baker-McAllister	22FC0193

Thursday, July 28

9:15 am	Permanency Review Hrng.		DP-0000018-22
10:00 am	Prelim. Cust. Conf.	Umbenhauer v. Hans	17FC0602
1:00 pm	Pet. for Mod. of Supt.	Schichtel v. Johnson	21DR00005
1:45 pm	Pet. for Supt.	Arnold v. Arnold	22DR00159
2:30 pm	Pet. for Mod. of Supt.	Gold v. Klick	20DR00279
3:15 pm	Pet. for Supt.	Dieffenbach v. Dieffenbach	22DR00158

Friday, July 29

8:30 am	Supt. Contempt Hrng.		
		McCracken v. McCracken	19DR00708
9:30 am	Pet. for Mod. of Supt.	Walter v. Rundell	21DR00254

BRADFORD COUNTY LAW JOURNAL

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

Brothers, Kathleen M.

Late of Orwell Township
Executrix: Corine Filon c/o Williams and Schildt, 1007 W. Broad Street, Quakertown, PA 18951
Attorneys: James M. Schildt, Esquire, Williams and Schildt, 1007 West Broad Street, Quakertown, PA 18951

Gee, Carolyn N.

Late of Granville Township (died December 4, 2021)
Co-Executrices: Susan Lundy, 836 Keene Summit Road, Wysox, PA 18854 and Laura Barrett, 263 East Main Street, Troy, PA 16947
Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Robinson, Nancy P.

Late of Towanda Borough (died March 25, 2022)
Executrix: Peggy J. Rockwell, 40 Soaring Ridge Way, Elmira, NY 14903
Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Rockwell, Stephen J.

Late of Canton Borough (died May 25, 2022)
Administrator: Martin Rockwell, 129 East Union Street, Canton, PA 17724

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

Wood, Marjorie E. a/k/a Marjorie Esther Wood

Late of Canton Township (died April 14, 2022)
Executrix: Beth Wood-Bergman, 11 Meadowbrook Lane, Elizabethtown, PA 17022

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

SECOND PUBLICATION

Abell, Alice A.

Late of Warren Township (died May 3, 2022)
Co-Executors: Mary B. Wolfe, 5126 Jackson Valley Road, Warren Center, PA 18851 and Thomas W. Abell, 15 Clubhouse Road, Carlisle, PA 17015
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Keir, Ronnie Alan a/k/a Ronnie A. Keir

Late of 11514 Sheshequin Road, Athens (died May 11, 2022)
Co-Administrators: Debra Raupers, 94 Ridge Road, Waverly, NY 14892 and Gerald Keir, 618 1/2 N. Elmer Avenue, Sayre, PA 18840
Attorneys: Taunya Knolles Rosenbloom, Esquire, Law Office of Taunya Knolles Rosenbloom, 332 South Main Street, P.O. Box 309, Athens, PA 18810

Murtland, Betty T.

Late of Sayre
Co-Executors: Meade T. Murtland, 1399 Pennsylvania Avenue, Sayre, PA 18840 and Melissa A. Murtland, 413 Kathleen Drive, Endicott, NY 13760
Attorneys: McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, PA 17701

Phillips, Gerald L.

Late of 233 Cessna Street, Sayre (died May 26, 2022)

BRADFORD COUNTY LAW JOURNAL

Executor: Richard C. Phillips, 147 Roundabout Trail, Camden-Wyoming, DE 19934

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

THIRD PUBLICATION

Berger, Gloria J.

Late of Sheshequin Township (died May 12, 2022)

Executor: John W. Berger, 157 Windy Ridge Lane, P.O. Box 148, Ulster, PA 18850

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

Bruhl, Marilyn J.

Late of Troy Township (died February 7, 2022)

Executor: William Bruhl c/o Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Attorneys: Zachary R. Gates, Esquire, Gates Law Office PLLC, 122 Elmira St., Ste. A, Troy, PA 16947

Morris, Donna W. a/k/a Donna M. Morris a/k/a Donna Marie Morris

Late of Wilmot Township (died December 8, 2021)

Executor: Robert P. Morris, 1567 Quicks Bend Road, Sugar Run, PA 18846

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

REGISTER'S NOTICE

0820-0204 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF TAUNYA KNOLLES ROSEN-BLOOM, Administratrix of the Estate of Gary Gregory, Deceased, late of the Township of Athens, Bradford County, PA.

The same will be presented to the Orphans' Court on the 2nd day of August, 2022.
Sheila M. Johnson
Register of Wills

July 19, 26

TERMINATION OF PARENTAL RIGHTS

TO: KYLENE KAY REEVES, HENRY LEE BAILEY, JR.

You are hereby notified that an Order dated June 14, 2022, was filed in the Orphans' Court of Bradford County, Pennsylvania regarding your child, G.H.R. born on July 27, 2010 in Bradford County, Pennsylvania. Your parental rights have hereby forever been terminated and G.H.R.'s adoption proceedings may go forward without your consent, or further notice to you.

You have a right to appeal this decision. If you wish to appeal, a Notice of Appeal must be filed within thirty (30) days of the Order pursuant to Pa. R.A.P. §902(a) and 903(b) in the Orphans' Court of Bradford County, Pennsylvania. You are hereby notified that you may voluntarily place on file and update social and medical history information if you choose. All information will be maintained and distributed in a manner that fully protects your privacy.

You may obtain the appropriate form to file social and medical history information by contacting the Pennsylvania Adoption Information Registry at the following address and/or phone number:

Department of Public Welfare
Pennsylvania Adoption
Information Registry
P.O. Box 4379
Harrisburg, PA 17111-0379
Telephone: 1-800-227-0225

July 19

BRADFORD COUNTY LAW JOURNAL

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, July 27, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Standing Stone Township, County of Bradford, Commonwealth of Pennsylvania:

BEGINNING at a point in the centerline of S.R. 1021, also known as Rummerfield Creek Road, said point being the common intersecting point of lands Jennifer K. Cole and Jason L. Sherman, now or formerly, and the lands herein described; thence along the centerline of S.R. 1021 the following nine (9) courses and distances: (1) South 52 degrees 59' 14" West 128.96 feet, (2) South 49 degrees 30' 37" West 58.52 feet, (3) South 44 degrees 08' 58" West 78.73 feet; (4) South 40 degrees 07' 59" West 58.16 feet, (5) South 33 degrees 42' 03" West 63.09 feet crossing the bridge which crosses Rummerfield Creek, (6) South 15 degree 49' 40" West 31 .55 feet, (7) South 01 degree crosses Rummerfield Creek, (6) South 01 degrees 46' 48" East 36.38 feet, (8) South 05 degrees 41' 44" East 92.35 feet, and (9) South 06 degrees 17' 43" West 56.62 feet to a point where S.R. 1021 intersects with Township Road T-616, also known as Mosier Road; thence along the centerline of Township Road T-616 the following two (2) courses and distances: (1) North 19 degrees 28 minutes 30" West 209.33, and (2) North 15 degrees 56' 15" West 191.48 feet to a point for a corner; thence along the lands of Minnie and Leonard Chilson, now or formerly, the following two (2) courses and distances: (1) North 70 degrees 10' 10" East, crossing a 5/8 rebar, 46.42 feet to a 5/8 inch rebar, creating an interior angle, and (2)

North 05 degrees 18' 23" East 134.83 feet to a 5/8 inch rebar set with cap for a corner; thence along Lot 1 of the below recited survey, North 79 degrees 15"00" East 346.17 feet to a 5/8 inch rebar set with cap for a corner; thence along lands of said Cole and Sherman, now or formerly, South 02 degrees 47' 31" East 111.93 feet, crossing a 5/8 inch rebar set with cap to a point in the centerline of S.R. 1021, the place of beginning.

CONTAINING 2.15 acres of land and being Lot 2 on survey prepared by Hawk Engineering Services, PC, dated July 6, 2001 and being Project No. 0181229.01. Said above survey was approved as a subdivision by the Bradford County Planning Commission and was recorded in the Office of the Register and Recorder on September 24, 2001 to drawer 40, Map Number 175, Microfilm Number 6420, Instrument No. 200111425.

UNDER AND SUBJECT to building set back lines more fully set forth delineated on the above received survey map of record.

UNDER AND SUBJECT to a 20 feet wide right of way which crosses the herein conveyed premises for the purpose of ingress, egress and regress to Lot 1 on the above recited survey, the centerline of which is describes as follows.

BEGINNING at a point in the centerline of S.R. 1021, also known as Rummerfield Creek Road; thence proceeding through the lands herein conveyed the following four (4) courses and distances: (1) North 12 degrees 27' 12" West 51.06 feet, (2) North 08 degrees 25' 43" West 53.76 feet, (3) North 03 degrees 42' 26" West 74.04 feet, and (4) North 02 degrees 26' 27" East 19.22 feet to a pointing the southern boundary line of Lot 1.

The construction, drainage facilities and maintenance of the 20 feet wide right of way through Lot 2 will be the sole responsibility of the owners of Lot 1 and Lot 2, their heirs and assigns.

TOGETHER WITH all and singular the buildings and improvements, ways, streets,

BRADFORD COUNTY LAW JOURNAL

alleys, driveways, passages, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belong, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title interest property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only property use and behoof of the said Grantee, their heirs and assign, forever.

AND the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all personal claiming by, through or under the said Grantors but not otherwise.

BEING KNOWN AS: 1271 Rummerfield Creek Road, Wyalusing, PA 18853.

PROPERTY ID NUMBER: 43-089.00-108-001-000.

BEING THE SAME PREMISES WHICH MARK I. OSTROWSKY AND VERONICA E. OSTROWSKY, BY DEED DATED 1/7/2016 AND RECORDED 3/30/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED DOCUMENT NUMBER 201604232, GRANTED AND CONVEYED UNTO MARK I. OSTROWSKY, NOW DECEASED.

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 CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. CHESTER OSTROWSKY AND MARY OSTROWSKY.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
July 6, 2022

July 5, 12, 19

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, July 27, 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 South Waverly Borough, County of Bradford, Commonwealth of Pennsylvania.

LOT NO. 1:

BEGINNING at an iron pin on the East side of East side of Elmira Street, said pin being the Northwest corner of the lands herein described on the Southwest corner of other lands now or formerly AJ Kowaleski; thence South 78 degrees 22 minutes East 132.25 feet to an iron pin for a corner; thence South 6 degrees 30 minutes West 100 feet to an iron pin for a corner; thence North 78 degrees 22 minutes West 132.25 feet to an iron pin at the East line of Elmira Street; thence North 6 degrees 30 minutes East

BRADFORD COUNTY LAW JOURNAL

along the East line of Elmira Street 100 feet to an iron pin at the place of beginning.

BEING and INTENDING to describe the same premises made the subject matter of Survey #2461 made by George K. Jones, County Surveyor, July 16, 1959.

LOT NO. 2:

BEGINNING at an iron pin on the East side of Elmira Street, said pin being at the Northwest corner of lands herein described and the Southwest corner of other lands now or formerly of Harry Butcher and Daisy P. Butcher, his wife; thence along the South line now or formerly of said Butcher lands, South 78 degrees 22 minutes East 132.25 feet to pin for a corner; thence across lands now or formerly AJ Kowaleski, South 6 degrees 30 minutes West 10 feet to a corner; thence North 78 degrees 22 minutes West 132.25 feet to the East line of Elmira Street; thence along the East line of Elmira Street, North 6 degrees 30 minutes East 10 feet to the place of beginning.

BEING a strip of land fronting 10 feet on Elmira Street and 132.25 feet in depth.

LOT NO. 3:

BEGINNING at an iron pin at the Northeast corner of lands now or formerly of Harry Butcher and Daisy P. Butcher, his wife, thence South 78 degrees 22 minutes East 128.35 feet more or less to an iron pin at the West line of lands now or formerly of Dr. Paul Zoltowski; thence South 6 degrees 30 minutes West 110 feet to the North line of other lands now or formerly of AJ Kowaleski for a corner; thence North 78 degrees 22 minutes West 128.35 feet more or less to the Southeast corner of lands now or formerly of Harry Butcher and Daisy P. Butcher, his wife; thence North 6 degrees 30 minutes West 110 feet to an iron pin at the place of beginning.

BEING and INTENDING to describe the same premises made the subject matter of Survey #2461 made by George K. Jones, County Surveyor.

BEING KNOWN AS: 3446 North Elmira Street, Sayre, PA 18840.

PROPERTY ID NUMBER: 41-007.04-205-000-000.

BEING THE SAME PREMISES WHICH MARY ANN BURNS, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF IRENE RAPONE BY DEED DATED 12/3/2009 AND RECORDED 12/17/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER: 200928441, GRANTED AND CONVEYED UNTO MATTHEW LANTZ.

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 MIDFIRST BANK vs. MATTHEW LANTZ.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
July 6, 2022

July 5, 12, 19

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, July 27, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Rome Borough, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an oak post on the East side of Main Street in Rome Borough, is

BRADFORD COUNTY LAW JOURNAL

being the Northwest corner of now or formerly owned by H. M. Browning; thence Northeasterly along said Main Street, one hundred fifty-five feet to a corner; thence Easterly on line parallel with the North line of said Browning's front lot, twenty and fourteen thirty-thirds rods to a corner in the line of said Browning's; thence Westerly along said line, fourteen and eighteen thirty-thirds rods to an angle in said line, the Northeast corner of said Browning's front lot; thence Northwesterly along line of said front lot nine and two-tenths rods to the beginning.

CONTAINING 37,820 square feet of land, more or less.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utilities rights-of-way, whether or not of records, as well as to any and all easements of right-of-way visible upon said premises hereby conveyed or affecting the same as a matter of record.

BEING KNOWN AS: 1228 Main Street, Rome, PA 18837.

PROPERTY ID NUMBER: 31-062.02-041-000-000.

BEING THE SAME PREMISES WHICH RICHARD E. DAUM, JR., SINGLE, AND TERRI S. MADIGAN, SINGLE BY DEED DATED 1/31/2020 AND RECORDED 2/3/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO.: 202001068, GRANTED AND CONVEYED UNTO TYLER D. BARDEN, 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 AMERIHOME MORTGAGE COMPANY, LLC vs. TYLER D. BARDEN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office,
Towanda, PA
July 6, 2022

July 5, 12, 19

BRADFORD COUNTY LAW JOURNAL

~ NOTES ~

BRADFORD COUNTY LAW JOURNAL

~ NOTES ~

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