
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

July 11, 2022 through July 15, 2022

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, July 11

8:30 am	Criminal Non-Jury Tr.	Com. of PA v. Donovan	CR-0000695-21
1:30 pm		Com. of PA v. Campbell	CR-0000911-21

Tuesday, July 12

11:15 am	Prot. From Abuse	Harkness v. Smith	22FC0198
11:30 am	Plea Hrng.	Com. of PA v. Coolbaugh	CR-0000254-22
1:00 pm	Supt. Contempt Hrng.	Ackley v. Ackley	19DR00198
		Meeker v. Meeker	19DR00408
		Brad. Co. CYS v. Cobb	19DR00538
		Ali-Corby v. Corby	19DR00670
		Brotzman v. Fraser	19DR00850
		Swain v. Lantz	19DR01304
		Ames v. Ames	20DR00072
		Stone v. Stone	20DR00079
		Miller v. Miller	20DR00136
		Brad. Co. CYS v. Raymond	21DR00195
		Freeman v. Cole	22DRS00030

Wednesday, July 13

1:00 pm	Tax Assess. Apl. Pre-Tr. Conf.		
		Cabinetworks Group Michigan v. Brad. Co. Bd. of Assess. Apls.	21AA0003
1:30 pm		Guthrie Towanda Mem. Hosp. v. Brad. Co. Bd. of Assess. Apls.	20AA0007
		Guthrie Towanda Mem. Hosp. v. Brad. Co. Bd. of Assess.	20AA0008

Thursday, July 14

11:00 am	Meeting	2022 PRISON BOARD MEETING	
12:00 pm	Answer/Response Withdraw as Counsel		
		Com. of PA v. Franks	CR-0000510-21
		Com. of PA v. Vandyke	CR-0000652-18
		Com. of PA v. Wagner	CR-0000170-21
	Rule—Answer/Response Deadline		
		Klick v. Klick	20FC0134
1:00 pm	Civil Status Conf.	Williams v. Carter	19CV0075

Friday, July 15

10:00 am	Plea Hrng.	Com. of PA v. Allis	CR-0000176-22
10:30 am	Omnibus Pre-Tr. Hrng.		
		Com. of PA v. Marshall	CR-0000093-22
11:30 am		Com. of PA v. Rosado Gonzalez	CR-0000275-22
		Com. of PA v. Tejada	CR-0000276-22
1:00 pm	Mot. Hrng.	Com. of PA v. Ackley	CR-0000197-22
		Com. of PA v. Ackley	CR-0000277-22
	Omnibus Pre-Tr. Hrng.	Com. of PA v. Ackley	CR-0000197-22

BRADFORD COUNTY LAW JOURNAL

2:00 pm	Miscellaneous	Com. of PA v. Barth	CR-0000575-19
		Com. of PA v. Barth	CR-0000576-19
		Com. of PA v. Barth	CR-0000577-19

Hon. Evan S. Williams, III, Judge

Monday, July 11

8:30 am	Change of Name Hrng.		
	In Re: Petition for Name Change of J.L.B.		22IR0042
9:00 am		In Re: Change of Name of T.F.S.	22IR0040
9:30 am	Invol. Term.	In Re: M.E.M. 7ADOPTIONS2022	
		In Re: M.R.M. 8ADOPTIONS2022	
	Permanency Review Hrng.		DP-0000011-20
	Permanency Review Hrng.		DP-0000012-20
11:00 am	Miscellaneous		
	In Re: Application for Private Detective License on Behalf of McLinko		22IR0046
12:00 pm	Rule—Answer/Response Deadline		
	Tried and True Services vs. Wolf		20CV0165
1:00 pm	Miscellaneous	In Re: A.C.B. 10ADOPTIONS2022	

Tuesday, July 12

8:30 am	Miscellaneous	Carling v. Carling	89FC1010
12:00 pm	Rule—Answer/Response Deadline		
	Schrann v. Sutryk		13FC0296
1:00 pm	Prot. From Abuse	Kline v. Kline	22FC0144
1:15 pm		Long v. Dilts	21FC0021
1:30 pm		Morse v. Morse	21FC0041
		Morse v. Morse	22FC0180
2:00 pm	Permanency Review Hrng.		DP-0000066-19
2:45 pm	Permanency Review Hrng.		DP-0000008-21

Wednesday, July 13

12:00 pm	Answer/Response Withdraw as Counsel—Com. of PA v.		
Benjamin	CR-0000603-17	Brown	CR-0000628-21
Benjamin	CR-0000613-17	Morey	CR-0000540-21
		Passeri	CR-0000849-21
	Rule—Answer/Response Deadline		
	Comstock v. Grover		11FC0005

Thursday, July 14

9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Allen	CR-0000683-21
		Com. of PA v. Brady	CR-0000567-20
		Com. of PA v. Stephenson	CR-0000123-21
		Com. of PA v. Hicks	CR-0000086-21
9:30 am	ARD Court	Com. of PA v. Santee	CR-0000322-22
	Plea Hrng.	Com. of PA v. Flanagan	CR-0000180-22
		Com. of PA v. Flanagan	CR-0000224-22
		Com. of PA v. Pierce	CR-0000200-22
10:30 am	Waiver of Extradition	Com. of PA v. Schultze	MD-0000166-22

BRADFORD COUNTY LAW JOURNAL

11:00 am	Sentencing	Com. of PA v. Grady	CR-0000069-22
11:15 am	Plea Hrng.	Com. of PA v. Cartwright	CR-0000752-21
	Sentencing	Com. of PA v. Cartwright	CR-0000746-21
		Com. of PA v. Cartwright	CR-0000751-21
11:30 am	Plea Hrng.	Com. of PA v. Crawn	CR-0000083-22
	Sentencing	Com. of PA v. Smith	CR-0000764-21
1:00 pm	Plea Hrng.	Com. of PA v. Bouckley	CR-0000182-22
1:15 pm	Sentencing	Com. of PA v. Brigham	CR-0000965-21
1:45 pm	Resentencing Hrng.	Com. of PA v. Rose	CR-0000763-15
	Sentencing	Com. of PA v. Rose	CR-0000766-21
2:00 pm		Com. of PA v. McIntire	CR-0000280-21
2:15 pm	Plea Hrng.	Com. of PA v. Watkins	CR-0000309-22
	Resentencing Hrng.	Com. of PA v. Watkins	CR-0000841-18
2:45 pm	Plea Hrng.	Com. of PA v. Gleason	CR-0000186-22
3:00 pm		Com. of PA v. Crispell	CR-0000207-22
3:15 pm		Com. of PA v. Firestine	CR-0000187-22
3:30 pm		Com. of PA v. Nichols	CR-0000183-22
3:45 pm		Com. of PA v. Fry	CR-0000208-22

Friday, July 15

8:30 am	Summary Apl.	Com. of PA v. Spencer	SA-0000026-21
		Com. of PA v. Spencer	SA-0000022-21
10:00 am		Com. of PA v. Joseph	SA-0000008-22
10:30 am		Com. of PA v. Hale	SA-0000009-22
11:00 am	Contempt Hrng.	Com. of PA v. Marshall	MD-0000169-22
		Com. of PA v. Marshall	MD-0000170-22
		Com. of PA v. Marshall	MD-0000171-22
1:00 pm	Invol. Term.	In Re: A.C.B. 10ADOPTIONS2022	
	Permanency Review Hrng.		DP-0000014-21

Hon. Dudley N. Anderson, Judge

Wednesday, July 13

10:00 am	Prelim. Obj.	Com. of PA v. Anadarko Petroleum Corp.	2015IR0069
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Non-Judicial Officer

Thursday, July 14

8:30 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Cratsley	CR-0000107-21	McCabe	CR-0000364-20
Douglas	CR-0000723-21	McCabe	CR-0000414-21
Johnson	CR-0000545-21	Miller	CR-0000105-21
Kessel	CR-0000024-20	Trindle	CR-0000681-21
McCabe	CR-0000122-21	Wesneski	CR-0000131-21

Non-Judicial Officer

Thursday, July 14

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Benjamin	CR-0000001-17	Kundrat	CR-0000655-19
Benjamin	CR-0000143-08	Machmer	CR-0000923-13
Brassfield	CR-0000467-08	Maloney	CR-0000346-01

BRADFORD COUNTY LAW JOURNAL

Braster	CR-0000212-08	Miller	CR-0000009-16
Decker	CR-0000354-18	Rinus	CR-0000102-00
Earle	CR-0000604-18	Rosario-Medina	CR-0000302-13
Fenton	CR-0000232-05	Shiposh	CR-0000097-16
Giggee	CR-0000570-17	Sisson	CR-0000619-17
Harris	CR-0000132-12	Stedje	CR-0000043-17
Hunsinger	CR-0000314-13	Teneyck	CR-0000142-04
Hurlburt	CR-0000881-14	Vanhorn	CR-0000814-16
Johnson	CR-0000548-08	Welles	CR-0000431-05
Kepner	CR-0000557-14	Williams	CR-0000845-18

Special Master

Wednesday, July 13

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

Hearing Master Robert B. McGuinness

Monday, July 11

8:30 am	Prelim. Cust. Conf.	Umbehauer v. Hans	17FC0602
9:00 am		Cron v. Hicks	22FC0163
9:30 am		Hoose v. Vough	17FC0600
10:00 am		Roof v. Robinson	17FC0334
10:30 am		Saxon v. Walters	21FC0292
11:00 am		Greene v. Hay	20FC0087

Tuesday, July 12

8:30 am	Supt. Contempt Hrng.	2022 SUPPORT CONTEMPTS	
1:30 pm	Divorce Pre-Tr. Conf.	Raezer v. Raezer	21FC0018
2:00 pm		Brown v. Brown	19FC0096
2:30 pm		Overfield v. Overfield	21FC0111
3:30 pm		Dieffenbach v. Dieffenbach	21FC0326

Thursday, July 14

8:30 am	Permanency Review Hrng.	DP-0000006-22
9:15 am	Permanency Review Hrng.	DP-0000059-19
	Permanency Review Hrng.	DP-0000060-19
10:00 am	Permanency Review Hrng.	DP-0000035-19
1:00 pm	Permanency Review Hrng.	DP-0000046-10
1:45 pm	Permanency Review Hrng.	DP-0000015-21
	Permanency Review Hrng.	DP-0000016-21

Friday, July 15

8:30 am	Adjudicatory Hrng.	JV-0000075-21
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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

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

SECOND PUBLICATION

Ackley, Martin L.

Late of Asylum Township (died May 21, 2022)

Executrix: Pamela Smiley c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Benjamin, Phyllis C.

Late of Sayre Borough (died March 18, 2022)

Executor: J. Wesley Kocsis, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810

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

Borden, John Joseph

Late of Franklin Township (died November 4, 2021)

Co-Administrators: Peter Som de Cerff, 2109 W. Austin Street, Broken Arrow, OK 74011 and Janine Grissom, 551 Evans Road, Granville Summit, PA 16926

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

Chorba, Daniel, G., Jr.

Late of West Burlington Township (died January 9, 2022)

Executrix: Sharon L. Chorba c/o John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

Attorney: John J. Terrana, Esquire, 400 Third Avenue, Suite 216, Kingston, PA 18704

Ermisch, Robert D.

Late of Tuscarora Township (died May 17, 2022)

Co-Administrators: Dana L. Ermisch, 41136 Route 6, Wyalusing, PA 18853 and Hillary S. Kjelgaard, 3120 Bridge Street Hill Road, Towanda, PA 18848

BRADFORD COUNTY LAW JOURNAL

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

Harkness, Lyle H. a/k/a Lyle Harkness

Late of Smithfield Township (died April 6, 2022)

Co-Executors: Shawn A. Harkness, Craig A. Harkness and Lyle Ryan Harkness 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

Harris, Esther E.

Late of Ulster Township (died June 1, 2022)

Executrix: Julie A. Harding, 782 S. Main St., Athens, PA 18810

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

Hughes, Michael D.

Late of Troy Township (died May 4, 2022)

Administratrix: Bridget Mooney, 2633 Elmwood Court, Manhattan, KS 66503

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

Lee, Bob E. a/k/a Bob Lee

Late of Smithfield Township (died March 31, 2022)

Executrix: Susan Comstock c/o Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Attorney: Patrick J. Barrett, III, Esquire, 507 West Pine Street, Athens, PA 18810

Mosser, Lisa A.

Late of Canton Borough (died November 4, 2021)

Executor: Steven Mosser, 345 East Main Street, Canton, PA 17724

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

Norton, Dorothy M.

Late of Ridgebury Township (died March 18, 2022)

Co-Executors: Tina and Steve Singerhoff, 134 Brookside Drive, Athens, PA 18810

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

THIRD PUBLICATION

Gross, Donald W.

Late of Rome Township (died April 13, 2022)

Administrator: Darin W. Gross 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

Laue, Randall Allen

Late of Troy Borough (died March 15, 2022)

Executor: Elijah C. Laue, 100 Maiden Lane, Apt. 1607, New York, NY 10038

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

Robinson, Giesela B.

Late of Athens Township (died March 24, 2021)

Executor: Robert Nelson 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

Steen, Roger

Late of Little Meadows Borough (died April 17, 2022)

Executor: Jamie Cole c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

BRADFORD COUNTY LAW JOURNAL

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 301 et seq.), of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania of a Certificate for the conduct of a business in Pennsylvania under the assumed or fictitious name, style or designation of:

SERENITY HOME

CLEANING SERVICES

with its principal office or place of business at: 5091A Leraysville Rd., Warren Center, PA 18851.

The name(s) and address(es) of all parties to the registration are: Lisa Ellis, 5091A Leraysville Rd., Warren Center, PA 18851.

July 5

NOTICE OF PRIVATE DETECTIVE LICENSE

IN THE COURT OF COMMON
PLEAS OF BRADFORD COUNTY,
PENNSYLVANIA

CASE NO. 2022IR0046

NOTICE OF INTENTION TO APPLY
FOR PRIVATE DETECTIVE LICENSE

In re: Application for Private Detective License on Behalf of Anthony J. McLinko

NOTICE IS HEREBY GIVEN, that Anthony Jon McLinko, of 413 Joslin Road, Chemung, New York 14825, has filed an Application to secure a detective license which detective license shall be carried on

at Mr. McLinko's place of business at 602 Main Street, Suite 5, Towanda, Pennsylvania 18848.

A Hearing has been scheduled by the Court in reference to said Application on July 11, 2022 at 11:00 a.m. in Courtroom #2 of the Bradford County Courthouse, Towanda, Pennsylvania 18848, at which time all persons shall be heard on said Application.

June 21, 28; July 5

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

BRADFORD COUNTY LAW JOURNAL

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, 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.

BRADFORD COUNTY LAW JOURNAL

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 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

BRADFORD COUNTY LAW JOURNAL

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 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.

BRADFORD COUNTY LAW JOURNAL

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 AMERIHOM E 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

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Sayre, PA 18840