
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 22, 2022 through August 26, 2022

(Subject to Change)

Hon. Maureen T. Beirne, Judge

Monday, August 22

12:00 pm	Rule—Answer/Response Deadline	
	Szollosy v. Bostwick	14FC0530
	Wolfe v. Wolf	22CV0059
1:00 pm	Mot. to Compel	Santiago v. Santiago 21FC0395

Tuesday, August 23

8:30 am	Criminal Status Confs.—Com. of PA v.	
Apgar	CR-0000372-22 Miller	CR-0000356-22
Bailey	CR-0000060-22 Myers	CR-0000251-22
Bashore	CR-0000334-22 Owenburg	CR-0000338-22
Benninger	CR-0000357-22 Rosado Gonzalez	CR-0000275-22
Cyphers	CR-0000079-22 Shipman	CR-0000297-22
Goble	CR-0000232-22 Sophie	CR-0000300-22
Heckman	CR-0000406-22 Sophie	CR-0000278-22
Hicks	CR-0000290-22 Spencer	CR-0000354-22
Kinner	CR-0000292-22 Stroud	CR-0000390-22
Kirkner	CR-0000391-22 Tejada	CR-0000276-22
Landon	CR-0000337-22 Vanderpool	CR-0000407-22
Lattari	CR-0000373-22 Vanderpool	CR-0000335-22
Marshall	CR-0000093-22 Vo	CR-0000173-22
Mason	CR-0000139-22 Yates	CR-0000291-22
10:00 am	Criminal Pre-Tr. Confs.—Com. of PA v.	
Bailey	CR-0000059-22 Plouse	CR-0000138-22
Barrett	CR-0000134-22 Plouse	CR-0000140-22
Cole	CR-0000204-22 Ramirez	CR-0000852-21
Cole	CR-0000135-22 Roach	CR-0000311-21
Craig	CR-0000613-21 Sorak	CR-0000637-21
Kennedy	CR-0000231-22 Stevens	CR-0000221-22
Markel	CR-0000115-22 Thaxton	CR-0000971-21
McGowan	CR-0000574-21 Vanderpool	CR-0000190-22
Morgan	CR-0000136-22 Vanness	CR-0000072-22
Morgan	CR-0000137-22 Vicioso	CR-0000796-21
	Vincent	CR-0000133-22

Criminal Status Conf.

	Com. of PA v. McGowan	CR-0000360-22
10:30 am	Mot. in Limine	Com. of PA v. Vicioso CR-0000796-21
1:00 pm	Criminal Pre-Tr. Conf.	Com. of PA v. Chilson CR-0000533-21
	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
2:00 pm	Criminal Pre-Tr. Conf.	Com. of PA v. Allis CR-0000176-22
		Com. of PA v. Allis CR-0000361-22
2:30 pm	Prot. From Abuse	Horvath v. Horvath 18FC0533

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Wednesday, August 24

8:30 am	Argument	Dorman v. Dorman	20FC0117
	Miscellaneous	Dorman v. Dorman	20FC0117
1:00 pm	Civil Status Conf.	Citibank v. Sheets	19CV0237
1:15 pm		Welles v. Berger	19DJ0018
1:30 pm		United Financial Casualty Ins. Co. v. J R Bennett Inc.	18CV0111
1:45 pm		Citibank v. Brown	19CV0137
2:00 pm		Citibank v. McNeal	19CV0258
2:15 pm	Cust. Pre-Tr. Conf.	Charles v. Charles	22FC0072
2:30 pm	Civil Status Conf.	Cargill v. Wrisley	19CV0016
2:45 pm	Cust. Pre-Tr. Conf.	Merrick v. Morse	21FC0314
3:00 pm		Rose v. Miller	20FC0230
3:15 pm	Civil Status Conf.		
		Reverse Mortgage Funding v. Horton	19MF0057
3:30 pm	Tax Assess. Apl. Pre-Tr. Conf.		
		Guthrie Towanda Memorial Hosp. v. Brad. Co. Bd. of Assess. Appeal	20AA0007
		Guthrie Towanda Memorial Hosp. v. Brad. Co. Bd. of Assess.	20AA0008

Thursday, August 25

8:30 am	Formal Arraignment		CR-0000143-22
		Com. of PA v. Dietz	CR-0000442-22
		Com. of PA v. Johnson	CR-0000451-22
9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Apgar	CR-0000693-19
		Com. of PA v. Costin	CR-0000595-18
		Com. of PA v. Michel	CR-0000371-20
		Com. of PA v. Salsman	CR-0000891-17
9:30 am	ARD Court	Com. of PA v. Martinez	CR-0000211-22
		Com. of PA v. Benjamin	CR-0000376-22
		Com. of PA v. Dalton	CR-0000371-22
		Com. of PA v. Love	CR-0000312-22
10:30 am	Bench Warrant	Com. of PA v. Morris	CR-0000670-21
	Formal Arraignment	Com. of PA v. Morris	CR-0000670-21
11:00 am	Sentencing	Com. of PA v. Frisbie	CR-0000653-21
11:15 am		Com. of PA v. Stehm	CR-0000930-21
11:45 am	Plea Hrng.	Com. of PA v. Pettit	CR-0000313-22
1:00 pm		Com. of PA v. Talada	CR-0000299-22
1:15 pm	Sentencing	Com. of PA v. Donovan	CR-0000791-21
1:30 pm		Com. of PA v. Johnson	CR-0000158-22
2:00 pm		Com. of PA v. Leonard	CR-0000050-22
2:15 pm		Com. of PA v. Shores	CR-0000198-22
2:30 pm		Com. of PA v. Crayton	CR-0000395-21
		Com. of PA v. Crayton	CR-0000598-21
2:45 pm	Plea Hrng.	Com. of PA v. Braster	CR-0000593-21

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		Com. of PA v. McGuire	CR-0000339-22
3:00 pm		Com. of PA v. Pennay	CR-0000350-22
3:15 pm		Com. of PA v. Chapman	CR-0000353-22
3:45 pm	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Edling	CR-0000350-21
		Com. of PA v. Edling	CR-0000360-21
	Plea Hrng.	Com. of PA v. Edling	CR-0000315-22

Friday, August 26

8:30 am	Prelim. Obj.		
		Glisson v. Smithfield Twp.	22IR0018
10:00 am		Wright v. Bernard C. Morrissey Ins.	22CV0017
		Force n Technologies v. Bense	22CV0020
11:00 am	Exceptions	Ali-Corby v. Corby	19DR00670
1:00 pm	Miscellaneous	Com. of PA v. Dinich	MD-0000176-22
2:00 pm	Adjudicatory Hrng.		JV-0000052-22

Hon. Evan S. Williams, III, Judge

Monday, August 22

8:30 am	Formal Arraignments—Com. of PA v.		
Bump	CR-0000347-22	Johnson	CR-0000434-22
Bickerton	CR-0000417-22	Johnson	CR-0000435-22
Brock	CR-0000416-22	Klishevich	CR-0000446-22
Daly	CR-0000447-22	Myers	CR-0000444-22
Fajardo	CR-0000445-22	Parker	CR-0000418-22
Gallagher	CR-0000419-22	Pondrom	CR-0000443-22
Goodrich	CR-0000448-22	Shedden	CR-0000432-22
Houseweart	CR-0000439-22	Vanderpool	CR-0000420-22
		White	CR-0000433-22
9:00 am	Pets. to Revoke Parole/Probation/ARD—Com. of PA v.		
Almeida	CR-0000729-20	Frisbie	CR-0000562-17
Benjamin	CR-0000603-17	Hicks	CR-0000109-21
Benjamin	CR-0000613-17	Johnson	CR-0000545-21
Brown	CR-0000264-21	Lafritz	CR-0000403-20
Brown	CR-0000448-21	Stephenson	CR-0000123-21
		Wright	CR-0000323-19
9:30 am	ARD Court	Com. of PA v. Garrison	CR-0000405-22
		Com. of PA v. Higley	R-0000402-22
		Com. of PA v. Shults	CR-0000269-22
		Com. of PA v. Vater	CR-0000321-22
	Plea Hrng.	Com. of PA v. Hobbie	CR-0000404-22
11:00 am	Resentencing Hrng.	Com. of PA v. Brown	CR-0000443-18
	Sentencing	Com. of PA v. Brown	CR-0000327-22
11:15 am	Resentencing Hrng.	Com. of PA v. Abner	CR-0000704-20
11:30 am	Sentencing	Com. of PA v. Loughney	CR-0000004-22
		Com. of PA v. Loughney	CR-0000840-21
11:45 am	Plea Hrng.	Com. of PA v. Vrabel	CR-0000202-22
1:00 pm		Com. of PA v. Benjamin	CR-0000253-22
		Com. of PA v. Benjamin	CR-0000246-22

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1:15 pm		Com. of PA v. Reese	CR-000028-21
		Com. of PA v. Reese	CR-0000225-22
1:30 pm	Sentencing	Com. of PA v. Voelker	CR-0000406-17
1:45 pm		Com. of PA v. Firestine	CR-0000187-22
2:00 pm		Com. of PA v. Keagle	CR-0000206-22
2:15 pm		Com. of PA v. Belcher	CR-0000124-22
2:30 pm	Plea Hrng.	Com. of PA v. Berger	CR-0000168-22
2:45 pm		Com. of PA v. Johnston	CR-0000287-22
3:00 pm		Com. of PA v. Quackenbush	CR-0000285-22
3:15 pm		Com. of PA v. Seelye	CR-0000282-22
3:30 pm	Miscellaneous	Com. of PA v. Vanderpool	CR-0000284-22
	Plea Hrng.	Com. of PA v. Vanderpool	CR-0000284-22
3:45 pm		Com. of PA v. McCormick	CR-0000320-22
Tuesday, August 23			
8:45 am	Prot. From Abuse	English v. Gruver	22FC0263
9:00 am	Adjudicatory Hrng.		DP-0000041-20
	Invol. Term.	In Re: L.R.M.F.S. 13ADOPTIONS2022	
1:00 pm	Summary Apl.	Com. of PA v. Hale	SA-0000009-22
1:30 pm	Change of Name Hrng.		
		In Re: Change Name of J.S.	22IR0048
2:00 pm	Pet. to Enforce		
		Tried and True Services v. Wolf	20CV0165
3:00 pm	Criminal Post-Tr./Sentencing Hrng.		
		Com. of PA v. Brigham	CR-0000965-21
Wednesday, August 24			
8:30 am	Criminal Non-Jury Tr.	Com. of PA v. Nero	CR-0000928-21
3:00 pm	Criminal Post-Tr./Sentencing Hrng.		
		Com. of PA v. Marmillion	CR-0000367-21
Thursday, August 25			
8:30 am	Change of Name Hrng.		
		In Re: Change of Name of A.K.	22IR0041
9:00 am		In Re: Change of Name of J.S.	22IR0043
		In Re: Change of Name of I.S.	22IR0044
Friday, August 26			
8:30 am	Permanency Review Hrng.		DP-0000063-21
	Permanency Review Hrng.		DP-0000064-21
10:00 am	Adoption	In Re: B.R.G. 36ADOPTIONS2021	
	Permanency Review Hrng.		DP-0000003-21
10:45 am	Permanency Review Hrng.		DP-0000001-18
	Permanency Review Hrng.		DP-0000002-18
11:30 am	Mot. Hrng.	Com. of PA v. Moore	CR-0000520-20
1:00 pm	Juvenile Review		JV-0000009-21
	Juvenile Review		JV-0000072-20
2:00 pm	Invol. Term.	In Re: A.C.B. 10ADOPTIONS2022	
	Permanency Review Hrng.		DP-0000014-21

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Non-Judicial Officer

Monday, August 22

8:30 am Pets. to Revoke Parole/Probation/ARD—Com. of PA v.
Cratsley CR-0000107-21 Lewis CR-0000207-21
Hamilton CR-0000663-21 Sherman CR-0000424-21
Kessel CR-0000024-20 Strohl CR-0000323-20
Yellenic CR-0000408-21

Thursday, August 25

8:30 am Pets. to Revoke Parole/Probation/ARD—Com. of PA v.
Barnes CR-0000459-19 Houseweart CR-0000078-22
Barnes CR-0000458-19 Johnson CR-0000038-21
Barnes CR-0000676-17 Lantz CR-0000090-21
Brown CR-0000417-21 Parsons CR-0000376-16
Bump CR-0000111-20 Ramey CR-0000014-20
Deleo CR-0000771-21 Shaw CR-0000470-21
Eberlin Stiehl CR-0000436-19 Vanburen CR-0000711-19
Gardner CR-0000033-21 Johnson CR-0000441-21
Hart CR-0000859-19 Ryan CR-0000750-21

Non-Judicial Officer

Tuesday, August 23

3:00 pm Collection Contempt Confs.—Com. of PA v.
Ayers CR-0000352-17 Miller CR-0000009-16
Bailey CR-0000437-13 Mitchell CR-0000684-13
Ballard CR-0000282-12 Morgan CR-0000196-12
Benjamin CR-0000001-17 Muskas CR-0000030-05
Chilson CR-0000187-20 Phillips CR-0000331-18
Costas CR-0000811-15 Place CR-0000691-18
Decker CR-0000354-18 Renzo CR-0000249-14
Dimarco CR-0000836-11 Roan CR-0000584-15
Eames CR-0000204-09 Rought CR-0000004-16
Evans CR-0000213-16 Rought CR-0000951-15
Grover CR-0000298-16 Stedge CR-0000043-17
Harbst CR-0000856-17 Updike CR-0000308-16
Henderson CR-0000034-15 Vanhorn CR-0000814-16
Johnson CR-0000041-18 Wilcox CR-0000886-13
Jones CR-0000767-09 Worden CR-0000446-01
Merkel CR-0000675-13 Shepard CR-0000119-18

Special Master

Wednesday, August 24

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

Hearing Master Robert B. McGuinness

Monday, August 22

8:30 am Pet. for Supt. Waite v. Waite 22DR00193
9:15 am Pet. for Mod. of Supt. Eberlin v. Cantellops 20DR00392
10:00 am Cabucci v. Cabucci 19DR00029

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10:45 am	Pet. for Supt.	Osborne v. Osborne	22DR00100
1:00 pm		Wilson v. Middaugh	20DR00197
1:45 pm	Pet. for Mod. of Supt.	Horton v. Schrader	19DR00839
2:30 pm	Pet. for Supt.	Saviano v. Husted	22DR00216

Tuesday, August 23

8:30 am	Pet. for Mod. of Supt.	Conklin v. Gonzalez	19DR00680
9:30 am	Prelim. Cust. Conf.	Grogan v. Lines	22FC0222
10:00 am	Pet. for Mod. of Supt.	Norton v. Lantz	19DR00484
11:15 am		Haney v. Haney	21DR00354
1:00 pm	Pet. to Term. Supt.	Barnes v. Barnes	20DR00356
1:15 pm	Pet. for Mod. of Supt.	Abbott v. Johnson	19DR00102
2:45 pm	.	Novajosky v. McCaig	20DR00192

Wednesday, August 24

8:30 am	Pet. for Supt.	Brad. Co. CYS v. Roberts	21DR00086
8:45 am		Brad. Co. CYS v. Lane	22DR00169
9:00 am		Brad. Co. CYS v. Lane	22DR00168
9:15 am		Brad. Co. CYS v. Carey	21DR00095
9:30 am		Brad. Co. CYS v. Morgan	22DR00140
9:45 am		Brad. Co. CYS v. Morgan	22DR00141
10:00 am	Pet. for Mod. of Supt.	Brad. Co. CYS v. Ball	19DR00457
10:15 am	Pet. for Supt.	Brad. Co. CYS v. Hill	19DR01238
10:30 am	Pet. for Mod. of Supt.		

Brad. Co. CYS v. Cowburn

20DR00225

10:45 am	Pet. for Supt.	Brad. Co. CYS v. Hunter	20DR00402
11:00 am	Pet. for Mod. of Supt.		
		Brad. Co. CYS v. Frisbie	

21DR00389

11:15 am		Brad. Co. CYS v. Soper	21DR00390
11:30 am	Pet. for Supt.	Brad. Co. CYS v. Streeter	22DR00223
11:45 am	Pet. for Mod. of Supt.		
		Brad. Co. CYS v. Casselbury	21DR00302
1:00 pm	Prelim. Cust. Conf.	Mosher v. Mosher	22FC0179
2:00 pm		Carr v. Glisson	22FC0226

Thursday, August 25

8:30 am	Permanency Review Hrng.		DP-0000035-21
9:15 am	Permanency Review Hrng.		DP-0000035-19
10:45 am	Permanency Review Hrng.		DP-0000018-22
1:00 pm	Permanency Review Hrng.		DP-0000023-16
1:45 pm	Permanency Review Hrng.		DP-0000051-21
2:30 pm	Dispositional Hrng.		DP-0000024-22

Hearing Master Richard William McCoy

Friday, August 26

8:30 am	Supt. Contempt Hrng.		
		McCracken v. McCracken	19DR00708

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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

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)

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

Attorneys: Rosanette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

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

SECOND 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

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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

THIRD PUBLICATION

Beyer, Dana Leigh

Late of Bradford County (died June 27, 2022)

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

Attorneys: Niemiec, Smith & Pellingier, 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

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

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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

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 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.

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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 exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of COMMUNITY LOAN SERVICES, LLC f/k/a BAYVIEW LOAN SERVICES 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

BRADFORD COUNTY LAW JOURNAL

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 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

BRADFORD COUNTY LAW JOURNAL

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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~ NOTES ~

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