

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

Bernas, Melissa Ann

Late of Springfield Township (died July 25, 2022)

Administrator: Garrett M. Bernas, 128 West 14th Street, Apartment Upper Front, Elmira Heights, NY 14903

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

Brown, Harold D.

Late of Spring Hills, Hernando County, FL (died March 24, 2022)

Executrix: Isobel C. Brown, 15011 Camrose Ave., Spring Hills, FL 34610

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

Burnett, Ronald E. a/k/a Ronald Eugene Burnett

Late of Athens Township (died July 20, 2022)

Executor: Kevin J. Burnett, 20 Hickory Drive, Athens, PA 18810

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

Fitch, Keith D., Sr. a/k/a Keith Duane Fitch, Sr.

Late of Canton Township (died April 29, 2022)

Administrator: Keith Fitch, Jr., 3475 Route 154, Canton, PA 17724

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

Gamble, Mabel

Late of Wilmot Township (died August 5, 2022)

Co-Executrices: Lucinda Adams and Elizabeth Boyle c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

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

Leonard, Donald R. a/k/a Donald R. Leonard, Sr.

Late of Ridgebury Township (died August 9, 2022)

Co-Executors: Donna M. Bennett, 2978 Checkerville Road, Columbia Cross Roads, PA 16914 and Darold J. Leonard, 1187 Centerville Road, Gillett, PA 16925

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

Wilber, Jeanne Elizabeth a/k/a Jeanne E. Wilber

Late of Wells Township (died July 22, 2022)

Executor: Thomas Eugene Wilber, 23 Old Post Lane, Columbia Cross Roads, PA 16914

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

SECOND PUBLICATION

Burton, Thomas John

Late of Litchfield Township (died May 20, 2022)

Executor: Ronald Burton, 2113 Carolina Road, Chesapeake, VA 23322

BRADFORD COUNTY LAW JOURNAL

Attorney: Christina Fleury, Esquire,
Attorney at Law, 517 Main Street,
Towanda, PA 18848

Pottios, Doris J.

Late of South Waverly Borough
Administratrix: Colleen Engler c/o
Elizabeth A. White, Esquire, McCormick
Law Firm, 835 West Fourth Street,
Williamsport, PA 17701

Attorneys: Elizabeth A. White, Esquire,
McCormick Law Firm, 835 West Fourth
Street, Williamsport, PA 17701

Scarborough, William Cody, Jr.

Late of Terry Township (died July 4,
2022)

Administratrix: Sharon M. Scarborough,
1523 Vaill Hill Road, Wyalusing, PA
18853

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

**Wuethrich, Henry D. a/k/a Harry D.
Wuethrich**

Late of Wilmot Township (died September
24, 2021)

Executrix: Jodi Rosenberg, 218 Gaylord
Street, Wyalusing, PA 18853

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

THIRD PUBLICATION

**Brunelle, Wilma A. a/k/a Wilma Ann
Brunelle**

Late of Granville Township (died July
6, 2022)

Executor: William R. Brunelle, Jr., 8089
Route 514, Granville Summit, PA 16926

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

Yeagle, Bruce H.

Late of 12474 Leraysville Road, Rome
(died July 16, 2022)

Co-Executrices: Sharon Kozolowski, 45
Park Street, Spencer, NY 14883 and
Tracy Yeagle, 12592 Leraysville Road,
Rome, PA 18837

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

REGISTER'S NOTICE

0821-0364 FIRST AND FINAL AC-
COUNT AND PROPOSED DISTRIBUTION
OF RONNIE D. DAVENPORT, Execu-
tor of the Estate of Ronald F. Daven-
port, late of Wyalusing Township, Bradford
Co., PA.

The same will be presented to the Or-
phans' Court on the 20th day of September,
2022.

Sheila M. Johnson
Register of Wills

Sept. 6, 13

**TERMINATION OF
PARENTAL RIGHTS**

TO: KOREY AARON ROWE

Three Petitions have been filed asking
the Court to put an end to all rights you have
to your minor children, R.A.S. born on
February 19, 2019 in Sayre, Pennsylvania;
J.P.R. and M.C.R. both born on July 6, 2020
in the City of Elmira, New York. The
mother of the children is B.M.S.

A Petition has also been filed asking the
Court to change the primary and concurrent
permanency goals of R.A.S., J.P.R. and
M.C.R. The Court has set a hearing on Oc-
tober 25, 2022 at 8:30 a.m. in Courtroom No.
2 before the Honorable Evan S. Williams,
III, Bradford County Courthouse, 301 Main
Street, Towanda, Pennsylvania 18848.

You have an important option that may
be available to you under Pennsylvania Law.
Act 101 of 2010 permits the adoptive parents,

BRADFORD COUNTY LAW JOURNAL

child, birth parents and/or relatives to enter into a voluntary Post-Adoption Agreement. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Prothonotary Office
Bradford County Courthouse
301 Main Street
Towanda, PA 18848
(570) 265-1705

Aug. 30; Sept. 6, 13

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 Wed., Sept. 28, 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 Terry, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

PARCEL NO. 1

BEGINNING at a point in the centerline of a joint drive, said point being the following courses and distances from the common intersection of the centerlines of said joint drive and the northerly line of lands now or formerly of the Pennsylvania Fish Commission: North 55 degrees 35 minutes 41 seconds East 347.51 feet, and North 43 degrees 30 minutes East 67.08 feet to said point of beginning;

THENCE from said point of beginning North 43 degrees 30 minutes East 192.19 feet partially along the centerline of said joint drive, through a found pin in the centerline of said joint drive, and through lands now or formerly of George S. Mosier et ux, through a pin to a corner of the lands hereby described;

THENCE South 54 degrees 46 minutes 42 seconds East 267.77 feet through the lands of said George S. Mosier et ux, to the northerly line of said Pennsylvania Fish Commission;

THENCE South 71 degrees 24 minutes 55 seconds West 287.0 feet through a pin along the northerly line of lands of said Pennsylvania Fish Commission to a pin;

THENCE North 36 degrees 42 minutes 17 seconds West 132.55 feet through other lands now or formerly of George Mosher, et ux and through a pin at or near the southerly line of said joint drive to the centerline of said joint drive, the point of beginning.

The above described lands contain approximately 1.0 acres and are according to survey of George K. Jones and Associates No. 7832-3 dated August 12, 1982.

BEING AND INTENDING TO DESCRIBE the same premises conveyed by Warranty Deed from Daniel J. Learn and Ginger M. Learn, his wife, to Daniel J. Learn dated August 24, 1993 and recorded August 31, 1993 in Bradford County Record Book 263 at Page 644.

PARCEL NO. 2

ALL THAT CERTAIN LOT, piece or parcel of land lying and being in the Township of Terry, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a pin in the northerly line of lands now or formerly of the Pennsylvania Fish Commission, said pin marking the southwesterly corner of other lands of the Granter herein (Parcel No. 1 described above), and the southeasterly corner of the lands hereby described;

BRADFORD COUNTY LAW JOURNAL

THENCE along the northerly line of said lands of the Pennsylvania Fish Commission South 71 degrees 24 minutes 55 seconds West 434.85 feet to a point in the center of a joint drive as depicted on the hereinafter recited survey;

THENCE along the centerline of said joint drive the following two courses and distances: North 55 degrees 35 minutes 41 seconds East 347.51 feet to a point, and North 43 degrees 30 minutes East 67.08 feet to a point, being the northeasterly corner of the lands hereby described;

THENCE along the westerly boundary of said other lands of the Granter herein South 36 degrees 42 minutes 17 seconds East 132.55 feet through a pin located on the edge of the joint drive to a pin in the northerly line of said lands of the Pennsylvania Fish Commission, being the point and place of beginning.

CONTAINING 0.57 of an acre, more or less, and being a triangular-shaped parcel of land as shown on survey prepared by George K. Jones and Associates, Registered surveyors, dated August 12, 1982 and bearing Map No. 7832-3. Said survey being filed as Map No. 1571 in the office of the Recorder of Deeds of Bradford County, Pennsylvania on November 22, 1982.

BEING AND INTENDING TO DESCRIBE the same premises conveyed by Warranty Deed from Daniel J. Learn and Ginger M. Learn, his wife, to Daniel J. Learn dated August 24, 1993 and recorded August 31, 1993 in Bradford county Record Book 263 at Page 640.

FURTHER the above lands are conveyed under and subject to the rights of the Granter, his heirs, successors and assigns and other persons to whom said rights have already been granted of an easement of ingress, egress, and regress over, across and upon that portion of said joint drive which lies upon lands hereby conveyed. Further, the herein Granter does hereby grant and convey

to the herein Grantees, their heirs and assigns forever, the right of ingress, egress, and regress over, across and upon said joint drive to and from the lands hereby conveyed and the public road known as Township Road No. 450, to be used in common with the herein Granter, his heirs and assigns forever and other parties to whom the right of ingress, egress and regress over said drive has already been granted.

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

So far as the Granter is aware, no hazardous waste is presently being disposed or has ever been disposed on the above described property by the Granter or any other party.

BEING KNOWN AS: 76 MOSIER LANE, WYALUSING, PA 18853.

PROPERTY ID NUMBER: 46-144.08-003.

BEING THE SAME PREMISES WHICH DANIEL J. LEARN, SINGLE BY DEED DATED 6/21/1995 AND RECORDED 6/22/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 327 AT PAGE 0478, GRANTED AND CONVEYED UNTO RICHARD G. FASSETT AND RUTHANN FASSETT, HIS WIFE.

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 WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA

BRADFORD COUNTY LAW JOURNAL

TRUST AS TRUSTEE FOR PNPMS
TRUST II vs. RICHARD FASSETT a/k/a
RICHARD G. FASSETT, SR. & RUTH-
ANN FASSETT.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 7, 2022

Sept. 6, 13, 20

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 Wed., Sept. 28, 2022 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the northeasterly right-of-way line of New Township Road No. 405, said point being 613.5 feet northwesterly, along the northeasterly right-of-way line of said Township Road No. 405, from the intersection of the northeasterly right-of-way line of Township Road No. 405 with the northwesterly right-of-way line of State Highway No. 08022;

THENCE from said place of beginning the following courses and distances along the northeasterly right-of-way line of said Township Road No. 405 (also being the center line of Old Township Road No. 405)

North 40 degrees 21 minutes West 248.2 feet;

North 49 degrees 24 minutes West 100 feet to a point for a corner;

THENCE leaving said road and through the lands of the herein grantors the following courses and distances:

North 43 degrees 08 minutes East 147.5 feet to a pin;

South 46 degrees 52 minutes East 347.2 feet to a pin;

South 43 degrees 08 minutes West 171.5 feet to the point and place of beginning.

CONTAINING 1.2 acres of land according to Survey #8801 made by George K. Jones, Reg. Surveyor, June 22, 1973.

EXCEPTING and reserving, however, all that certain piece or parcel of land lying and being in the Township of Monroe, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows: beginning at a point marked by a set pin, said point being the southeast corner of the premises described herein, where said premises intersects with the northern right-of-way line of Township Road No. 405; thence North 46 degrees 14 minutes 23 seconds West along the right-of-way line of Township Road No. 405, 34.58 feet to a point; thence continuing along the right-of-way line of Township Road No. 405, North 40 degrees 18 minutes 50 seconds West 136.06 feet to a point marked by a set pin, said point being the southwest corner of the premises described herein; thence North 10 degrees 15 minutes 14 seconds East 30.75 feet along the lands now or formerly of Richard E. and Phyllis L. Teeter, grantors herein, to a point marked by a set pin; thence continuing along the lands, now or formerly of Richard E. and Phyllis L. Teeter, North 44 degrees 14 minutes 49 seconds East 219.09 feet to a point marked by a set pin said point being the northwest corner of the premises described herein; thence South 47 degrees 17 minutes 40 seconds East along the lands, now or formerly, of Donald Falsey, 160.7 feet to a point marked by a set pin; thence South 38 degrees 26 minutes 41 seconds West 262.86 feet along the lands, now or formerly, of Donald Falsey, to the point marked by a set pin in the northern right-of-way line of Township Road No.

BRADFORD COUNTY LAW JOURNAL

405, said point being the point and place of beginning. Containing 1.0 acres, more or less, of land according to survey made by George K. Jones and Associates Surveyors, which survey was made on February, 1996, revised August 13, 1996, revised September 17, 1997, revised December 30, 1998 and revised January 6, 1999. The said survey map being recorded on September 20, 1999 in the Bradford County Register and Recorder's Office to Instrument No. 5936 DR 38-39.

RESERVING, however, therefrom a fifteen (15) foot wide, 78.89 feet in length, sewer line easement and a sand mound easement of 20 feet by 98 feet, which location is set forth on above referenced survey and is described as follows:

THE center line of service line easement begins at a point in the Western line of the above described premises located 99.29 feet from where the northwest corner of above described lands intersects with the lands of within grantor's lands northeastern corner; thence North 78 degrees 26 minutes 53 seconds East, 78.89 feet to a point in the southwest line of sand mound easement. The sewer line easement is 15 feet in width. The sand mound easement is then described as follows: thence North 33 degrees 32 minutes 01 seconds West 41.93 feet to a corner; thence North 56 degrees 27 minutes 59 seconds East 20 feet to a corner; thence South 33 degrees 32 minutes 01 seconds East, 98 feet to a corner; thence South 56 degrees 27 minutes 59 seconds West 20 feet to a corner; thence North 56 degrees West 56.07 feet to a point, being the point of the centerline of sewer line easement and place of beginning of the sand mound easement; together with the right of ingress and egress for persons and/or vehicles and/or machinery for the maintenance and/or repairing of sewer line and/or sand mound.

ALSO, all that certain piece or parcel of land lying and being in the Township of

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

BEGINNING at a found pin on the Northern most portion of the property owned by the grantees herein,

THENCE North 77 degrees 23 minutes 20 seconds East 109.45 feet to a point;

THENCE South 47 degrees 17 minutes 40 seconds East 298.94 feet to a pin;

THENCE South 38 degrees 26 minutes 41 seconds West 262.86 feet to a pin;

THENCE North 46 degrees 14 minutes 23 seconds West 34.58 feet to a point, said point being at the Southern most point of the property owned by the grantees herein;

THENCE North 42 degrees 42 minutes 20 seconds East 171.5 feet to a found pin;

THENCE North 47 degrees 17 minutes 40 seconds West 346.17 feet to a found pin, said found pin being the place of beginning.

CONTAINING 0.8 acres, more or less, of land according to survey made by George K. Jones and Associates Surveyors, which survey was made on February 1996, revised August 13, 1996, and revised December 29, 1998. The said survey map being recorded on February 26, 1999 in the Bradford County Register and Recorder's Office to Instrument #199902055. This parcel shall become part and parcel of the lands owned by Richard E. Teeter and Phyllis L. Teeter as described in Deed recorded August 10, 1973 in Book 624 at Page 598.

AND being the same property conveyed to the grantees in Deed from Louis J. Dinelli and Laura Grace Dinelli, his wife, and Carrie E. Teeter, widow, into Richard E. Teeter and Phyllis L. Teeter, his wife, dated August 10, 1973 and recorded November 8, 1973 in the County Recorder's Office in Book 624 Page 598, less those lands conveyed to Grace R. Samson, widowed dated December 28, 1999 and recorded December 31, 1999 in the Bradford County Recorder's Office in Instrument No. 199913980, and

BRADFORD COUNTY LAW JOURNAL

also by Deed from Donald E. Falsey and Barbara A. Falsey, his wife dated June 29, 1999 and recorded June 30, 1999 in the County Recorder's Office in Instrument No. 199907001.

MAP and Parcel ID: 25-100.00-003-000-000.

BEING known as: 1331 Falsey Hill Road, Towanda, Pennsylvania 18848.

TITLE to said premises is vested in Richard E. Teeter by Deed from Donald E. Falsey and Barbara A. Falsey dated June 29, 1999 and recorded June 30, 1999 in Instrument Number 199907001. The said Richard E. Teeter died on May 17, 2020 without a will or appointment of an administrator, thereby vesting title in Richaleen Renee Zeidler, known surviving heir of Richard Teeter, Cheryl Robin Latimer, known surviving heir of Richard Teeter, Jenice Laree Barrett, known surviving heir of Richard Teeter, Ebony Diasha Teeter, known surviving heir of Richard Teeter, and unknown surviving heirs of Richard Teeter by operation of law the said Phyllis L. Teeter died on January 6, 2020 thereby vesting title in her surviving spouse Richard E. Teeter by operation of law.

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 LOANDEPOT.COM LLC vs. DawnMARIE C. HILL, KNOWN SURVIVING HEIR OF RICHARD TEETER AND EXECUTRIX OF THE ESTATE OF PHYLLIS TEETER, RICHALEEN RENEE ZEIDLER, KNOWN SURVIVING HEIR OF RICHARD TEETER, CHERYL ROBIN LATIMER, KNOWN SURVIVING HEIR OF RICHARD TEETER, JANICE LAREE BARRETT, KNOWN SURVIVING HEIR OF RICHARD TEETER, EBONY DIASHA TEETER, KNOWN SURVIVING HEIR OF RICHARD TEETER AND UNKNOWN SURVIVING HEIRS OF RICHARD TEETER. Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
September 7, 2022

Sept. 6, 13, 20