



Bradford County Law Journal

ISSN 1077-5250

Vol. 18

Tuesday, June 9, 2026

No. 23

In This Issue:

Court Calendar	2
Estate and Trust Notices	5
Fictitious Name Notice.....	6
Sheriff's Sales.....	7

Bradford County Law Journal
www.bradfordcountylawjournal.com
 Copyright © 2026, 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

The Bradford County Law Journal (BCLJ) is published weekly by Clare Printing, Sayre, PA. The BCLJ includes reviews of current cases of interest; all county legal advertisements including notices of estates, incorporations, fictitious names, change of name notices, sheriff's sales and miscellaneous legal notices; court announcements; and classified advertisements. The BCLJ is designated by local court rule as the legal periodical for the publication of all legal notices.

Subscriptions are available to businesses and to the general public at an annual subscription rate of \$105.00 per year.

LEGAL ADVERTISING: All legal ads 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 content.

SUBMISSION DEADLINE IS 10:30 AM ON MONDAY FOR TUESDAY'S ISSUE. Notices can be mailed, e-mailed or sent through our website.

BRADFORD COUNTY LAW JOURNAL

BRADFORD COUNTY COURT CALENDAR

June 15, 2026 through June 19, 2026

(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, June 15

9:00 am Bail Mod. Hrng. Com. of PA v. Netherton CR-0000190-26
Plea Hrng. Com. of PA v. Netherton CR-0000190-26

12:00 pm Answer/Response Withdraw as Counsel
Benjamin v. Kincaid 26DR00034
Rule—Answer/Response Deadline
Keathley v. Keathley 23FC0414
Freedom Mortgage Corporation v. Abresch 25MF0052

Tuesday, June 16

12:00 pm Rule—Answer/Response Deadline
Com. of PA v. Bullock CR-0000478-25
4:00 pm Meeting CHILDREN'S ROUNDTABLE

Thursday, June 18

8:00 am Meeting CJAB COMMITTEE MEETING

Friday, June 19

12:00 pm Rule—Answer/Response Deadline
Kelley v. Zawistowski 16FC0479

Hon. Evan S. Williams, III, Judge

Tuesday, June 16

10:00 am Prot. from Abuse Chamberlain v.
L.L., a Minor 26IR0056
1:00 pm Contempt Hrng. Levance v. Grippo 23DR00039
Supt. Contempt Hrng. Cano v. Millard 19DR00184
McKean v. Jones 19DR00468
Dolan v. Armitage 19DR00681
Senese v. Lantz 21DR00301
Campbell v. Burnside 22DRS00005
Blanchard v. Sluyter 24DR00199
Paulish v. Fox 25DR00024
Astleford v. Belcher 25DR00065
SUPPORT CONTEMPTS SUPPORT CONTEMPTS
3:00 pm Supt. Contempt Hrng. Huff v. Carlin 24DR00048

Friday, June 19

12:00 pm Answer/Response Withdraw as Counsel
Com. of PA v. Raker CR-0000721-19
Rule—Answer/Response Deadline
May v. Hamm 18FC0128
Wheeler v. Wheeler 19FC0106
Ingersoll-Rand Federal Credit Union v. Schutt 26CV0124
In Re: Petition to Obtain Title of
1995 Ram Lin Boat Trailer
Filed By Brian Wickwire 26IR0064

BRADFORD COUNTY LAW JOURNAL

Non-Judicial Officer

Thursday, June 18

3:00 pm	Collection Contempt Confs.—Com. of PA v.		
Addario	CR-000055-11	Putnam	CR-0000510-15
Bellows	CR-0000111-06	Raupers	CR-0000017-13
Brown	CR-0000899-21	Rivera	CR-0000934-13
Bump	CR-0000605-06	Soper	CR-0000097-22
Hartford	CR-0000119-08	Staton	CR-0000060-09
Henderson	CR-0000034-15	Strope	CR-0000425-17
Hilts	CR-0000662-07	Sutton	CR-0000358-19
Hinckley	CR-0000868-17	Swingle	CR-0000575-11
Hoose	CR-0000163-20	Thomas	CR-0000477-11
Hoskins	CR-0000176-23	Vanderpool	CR-0000102-24
Johnson	CR-0000077-13	Wilkinson	CR-0000679-21
Johnston	CR-0000456-03	Williams	CR-0000275-20
Keller	CR-0000263-18	Yates	CR-0000302-19
Matson	CR-0000966-07	Kolb	CR-0000071-22
Morgan	CR-0000196-12	Mulrey	CR-0000044-13
Morris	CR-0000266-06	Murray	CR-0000497-18
Mosier	CR-0000845-19	Myers	CR-0000416-05
Murray	CR-0000901-15	Ruschak	MD-0000218-19
Murray	CR-0000457-01		

Special Master

Wednesday, June 17

1:00 pm	Meeting		TREATMENT COURT
	Hearing Master Richard D. Sheetz		

Tuesday, June 16

8:30 am	Supt. Contempt Hrng.		SUPPORT CONTMEPTS
1:00 pm	Prelim. Cust. Conf.	Bump v. Bump	25FC0373
1:30 pm		Abbey v. Abbey	26FC0093
2:30 pm		Fulford v. Fulford	25FC0147
3:00 pm		Bilbrey v. Cooper	19FC0314

Wednesday, June 17

8:30 am	Pet. to Term. Supt.	Terry v. Dickerson	25DR00155
9:00 am	Pet. for Supt.	Swain-Foust v. Foust	25DR00213
9:45 am	Pet. for Mod. of Supt.	Weaver v. Ford	22DR00297
10:30 am	Pet. for Supt.	Cook v. Morse	21DR00040
11:15 am	Pet. to Term. Supt.	Kreitz v. Lupini	20DR00269
1:00 pm	Divorce and Related Matters	Ayers v. Ayers	25FC0027

Thursday, June 18

8:30 am	Permanency Review Hrng.	Confidential	DP-0000023-24
	Permanency Review Hrng.	Confidential	DP-0000024-24
9:30 am	Permanency Review Hrng.	Confidential	DP-0000003-26
10:30 am	Adjudicatory Hrng.	Confidential	DP-0000011-25
	Adjudicatory Hrng.	Confidential	DP-0000014-26
1:00 pm	Divorce Pre-Tr. Conf.		
		Gratokowski v. Gratkowski	25FC0093

BRADFORD COUNTY LAW JOURNAL

1:30 pm	Divorce Pre-Tr. Conf.	Morgan v. Morgan	25FC0361
2:00 pm	Prelim. Cust. Conf.	Earle v. Boguslaw	20FC0292
2:30 pm		Hakes v. Jelitko	26FC0104
Friday, June 19			
8:30 am	Divorce and Related Matters		
		Johnson v. Johnson	23FC0314
	Divorce Pre-Tr. Conf.	Johnson v. Johnson	23FC0314
Special Hearing Master Richard William McCoy			
Monday, June 15			
1:00 pm	Permanency Review Hrng.	Confidential	DP-0000037-17
	Permanency Review Hrng.	Confidential	DP-0000036-17
2:30 pm	Adjudicatory Hrng.	Confidential	DP-0000026-12
Non-Judicial Officer			
Tuesday, June 16			
1:30 pm	Prelim. Obj.	In Re: Estate of Anne Madden, Deceased	0825-0149
Wednesday, June 17			
10:00 am	Miscellaneous	Crable v. Ensminger	25EQ0003

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

Bailey, Patricia Ann

Late of Canton Borough (died January 2, 2026)

Executrix: Susan B. Scott, 10328 Joanies Run, Leesburg, FL 34788

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

Hitchcock, David Duane

Late of 24585 Route 187, Wysox (died April 13, 2023)

Administratrix: Paula Donovan, 24 Mulberry Street, Towanda, PA 18848

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

O'Brien, Robert J.

Late of Stevens Township (died March 19, 2026)

Executrix: Mary Antoinette O'Brien, 15 Iroquois Dr., Royersford, PA 19468

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

Williams, Joy L.

Late of Bradford County (died April 21, 2026)

Executor: Nathan Bruce Boatman

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

SECOND PUBLICATION

Brackman, Paul R.

Late of Leroy Township (died December 2, 2025)

Executor: Stacey Brackman, 1619 Grimesville Road, Williamsport, PA 17701

Attorneys: David J. Brann, Esquire, Brann, Williams & Caldwell, 1090 West Main Street, Troy, PA 16747

Conner, Courtney a/k/a Courtney Beeman

Late of Sayre Borough (died December 20, 2025)

Administrator: Jesse Conner, 104 Lincoln St., Sayre, PA 18840

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

Harkness, Norwood E.

Late of South Creek Township (died April 16, 2026)

Co-Executors: Lee J. Harkness, 669 Hi Run Road, Gillett, PA 16925 and Arlene D. Harkness, 607 Hi Run Road, Gillett, PA 16925

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

Keefe, Edward J. a/k/a Edward James Keefe

Late of Albany Township (died May 1, 2026)

Executrix: Janet Schranm, 511 West Lockhart Street, Sayre, PA 18840

Mosier, Theodore

Late of Standing Stone Township (died November 17, 2025)

Executrix: Kayla Otis, 199 River Vista Drive, Wysox, PA 18854

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

BRADFORD COUNTY LAW JOURNAL

Priester, Linda a/k/a Linda Caroline Priester

Late of Smithfield Township (died March 21, 2026)

Co-Executors: Kurt Priester and Shawn Priester

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

Prough, Anna M. a/k/a Anna Marie Prough

Late of Ulster Township (died April 15, 2026)

Executor: Anthony Prough

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

Prough, Lewis B., Sr. a/k/a Lewis B. Prough

Late of Ulster Township (died March 24, 2026)

Executor: Anthony Prough

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

Uhouse, Adam Lee

Late of Orwell Township (died December 10, 2025)

Administratrix: Susan Uhouse, 145 Uhouse Rd., Rome, PA 18837

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

THIRD PUBLICATION

Bixby, Robert James

Late of Wysox Township

Executrix: Michelle M. Densberger c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorneys: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Carrington, Fae E.

Late of Athens Township (February 5, 2026)

Executor: Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837

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

Kaminski, Edward C.

Late of Windham Township (died January 30, 2026)

Executrix: Terri Ham, 164 McCabe Road, Rome, PA 18837

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

Keir, Leslie Dale

Late of Litchfield Township (died February 14, 2026)

Executor: Scott D. Keir, 1310 Main Street, Rome, PA 18837

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

Park, Donna L.

Late of Sayre Borough (died February 21, 2026)

Executrix: Mary Mitchell, 111 N. Keystone Avenue, Sayre, PA 18840

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

Walters, Peggy L. a/k/a Peggy Lou Walters

Late of West Burlington Township (died April 21, 2026)

Co-Executors: Robert A. Walters, Jr. and Michael J. Walters

Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg,

BRADFORD COUNTY LAW JOURNAL

Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

WSK ABA

Principal Place of Business: 5452 Thompson Hill Road, Gillett, PA 16925.

The names and addresses of all persons or entities owning or interested in said business are: Wendy S. Kraemer BCBA, LLC

The certificate will be filed on or after June 4, 2026.

June 9

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, June 24, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

EXHIBIT A

LEGAL DESCRIPTION

ALL those certain lots, pieces or parcels of land situate, lying and being in Columbia Township, Bradford County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

BOUNDED on the North by lands now or formerly of Eben McKerrow; on the East by lands now or formerly of Julia Strong; on the South by lands now or formerly of Julia Strond and on the West by the highway leading from Troy to Elmira. Consisting of a house and lot.

PARCEL NO. 2:

BOUNDED on the North by lands of W.H. Strong; on the East by lands of W.H. Strong; on the South by lands formerly of E. Howland, now Harry Benson; on the West by the highway.

BEING AND INTENDING TO DESCRIBE the lands conveyed by Cameron L. Heasley and Jennifer J. Heasley, his wife, to Richard E. Spencer, Jr. and Eunice M. Spencer, his wife, by Deed dated September 16, 2011 and recorded on September 21, 2011 in Bradford County Instrument Number 201123182.

UNDER AND SUBJECT to the ultimate width of right-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.

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.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Carson Consumer Discount Company vs. Richard E. Spencer & Eunice M. Spencer.

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

June 3, 2026

June 2, 9, 16

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 on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, June 24, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

BRADFORD COUNTY LAW JOURNAL

LEGAL DESCRIPTION

ALL that certain lot piece or parcel of land, situate in the Borough of Sayre, Bradford County, Pennsylvania, known as 118 South Hopkins Street, bounded and described as follows:

BEGINNING in the center of Cayuta Street, now Hopkins Street, at the corner of Lots Nos. 7 and 5 of John A. Woodworth's map of subdivision Keystone Avenue, as surveyed by William Morgan, C.E., 1871, running thence along the North line of Lot No. 7, North 83 degrees West, 185 feet to a corner; thence North $4\frac{1}{4}$ degrees East, 49.66 feet to a corner; thence South 83 degrees East, 195.3 feet to the center of said Cayuta Street; thence South 13 degrees 20 minutes West along the center of Cayuta Street, now Hopkins Street; to the place of beginning. Being the South third of Lot No. 5; being fifty feet front on Cayuta Street, now Hopkins Street.

BEING KNOWN AS Parcel ID #:36-020.22-678-000-000.

Being the same property as conveyed from Estate of Audrey J. Bacon, deceased to Evan Virasith as described in Instrument No. 202504651 dated 04/24/2025, recorded 05/02/2025, in Bradford County records

Being known as: 118 South Hopkins Street, Sayre, PA 18840.

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.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Pennymac Loan Services, LLC vs. Evan Virasith.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
June 3, 2026

June 2, 9, 16

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 on-line auction conducted by Bid4Assets, 6931 Arlington Road, Suite 460, Bethesda, MD 20814 on Wednesday, June 24, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

Parcel #09-034.00-154-000-000.

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

BEGINNING at a point in the intersection of the Southwest corner of Lot Number 5, the Northwest corner of Lot Number 6 and the dul-de-sac of Valley View Lane; running thence along the South line of Lot Number 5, North 67 degrees 3 minutes 20 seconds, East, 275.77 feet to a pin for a corner; running thence South 10 degrees 1 minutes 47 seconds East 305.12 feet to a pin for a corner in the Northeast corner of Lot Number 7; running thence North 63 degrees 50 minutes 27 seconds West along the North line of Lot Number 7 to a point for a corner in the cul-de-sac of Valley View Lane; running thence Northerly along the cul-de-sac of Valley View Land on a curve, the arc of the curve having a distance of 42.85 feet, the said curve being on a radius of 50 feet from the center of Valley View Lane, the said arc running to the point and place of beginning.

BRADFORD COUNTY LAW JOURNAL

BEING Lot Number 6 of the Highlands Plot.

This description being in accordance with a survey by Weiler Associates of Horseheads, New York, the map being dated June 2, 1970 and bearing Map No. 1453 and being recorded October 2, 1970 as Bradford County Map No. 536.

AND

Parcel #09-034.00-155-000-000.

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

BEGINNING at a pin in the intersection of the Southeast corner of the Highlands Plot with the North line of lands now or formerly of Daryl Parks; running thence North 0 degrees 56 minutes 40 seconds East 110 feet along the East line of the Highlands Plot to a pin for a corner; running thence North 63 degrees 50 minutes 27 seconds West, 368.44 feet along the South line of Lot No. 6 of the Highlands Plot to a point for a corner in the cul-de-sac of Valley View Lane; running thence on a curve along the outside of the cul-de-sac of Valley View Lane on an arc of 43.18 feet, the said curve having a radius of 50 running from the center of the said Valley View cul-de-sac; running thence South 14 degrees 21 minutes 23 seconds West 262.81 feet along the East line of Lot No. 8 of the Highlands Plot to a pin for a corner; running thence along the North line of lands now or formerly of Daryl Parks South 89 degrees 3 minutes 20 seconds East 280 feet to a pin, the point and place of beginning.

BEING Lot Number 7 of the Highlands Plot.

This description being in accordance with a survey by Weiler Associates of Horseheads, New York, the map being dated June 2, 1970 and bearing Map No. 1453 and being recorded October 2, 1970 as Bradford County Map No. 536.

BEING SOLD AS THE PREMISES OF JONATHAN HAGGERTY AND JAMI HAGGERTY.

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.

Down Money: Prospective Bidder must complete the Bid4Assets on-line registration to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase prices for the property sold by the Bradford County Sheriff's Office, Towanda, PA.

Seized and taken into execution at the suit of Freedom Mortgage Corporation vs. Jonathan Haggerty & Jami Haggerty.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
June 3, 2026

June 2, 9, 16

BRADFORD COUNTY LAW JOURNAL

~ NOTES ~

BRADFORD COUNTY LAW JOURNAL

~ NOTES ~

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