Bradford County Law Journal

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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.

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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 COURT CALENDAR
November 9, 2026 through November 13, 2026
(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, November 9

8:30 am	Formal Arraignments—Com. of PA v.		
Derenzo	CR-0000544-26	Lamphere	CR-0000599-26
Evans	CR-0000569-26	Love	CR-0000603-26
	CR-0000089-26	McGowan	CR-0000602-26
Barto	CR-0000595-26	Parker	CR-0000604-26
Coleman	CR-0000605-26	Ruhal	CR-0000600-26
Kingsbury	CR-0000609-26	Voda	CR-0000607-26
Kumar	CR-0000601-26	Zapata-Guelet	CR-0000606-26
9:00 am	Pet. to Revoke Parole/Probation/ARD—Com. of PA v.		
Benjamin	CR-0000253-24	Schrimp	CR-0000718-24
Burgess	CR-0000692-25	Shulas	CR-0000110-20
Decker	CR-0000534-24	Smith	CR-0000199-22
Decker	CR-0000535-24	Vermeal	CR-0000512-24
Hill	CR-0000407-25	Vincent	CR-0000830-25
Hill	CR-0000572-23	Wandell	CR-0000614-24
Poust	CR-0000054-25		
11:00 am	Sentencing	Com. of PA v. Ham	MD-0000140-26
		Com. of PA v. Ham	CR-0000478-26
11:30 am		Com. of PA v. Cole	CR-0000332-26
11:45 am	Plea Hrng.	Com. of PA v. Hild	CR-0000370-26
1:00 pm	Sentencing	Com. of PA v. Bennett	CR-0000694-25
1:15 pm		Com. of PA v. McKinery	CR-0000617-25
		Com. of PA v. McKinery	CR-0000619-25
2:00 pm		Com. of PA v. Hollister	CR-0000557-25
2:30 pm	Plea Hrng.	Com. of PA v. Pierce	CR-0000410-26
		Com. of PA v. Pierce	CR-0000411-26

Tuesday, November 10

8:45 am	Miscellaneous	Middaugh v. Middaugh	21FC0271
9:15 am	Permanency Review Hrng.		DP-0000030-24
10:15 am	Prot. from Abuse	Crawford v. Hart	26FC0256
10:30 am	Cust. Tr.	Bilbrey v. Cooper	19FC0314
11:00 am	Omnibus Pre-Tr. Hrng.	Com. of PA v. Weirback	CR-0000395-26
12:00 pm	Answer/Response Withdraw as Counsel	Platt v. Platt	26FC0099
	Rule—Answer/Response Deadline	In Re: Estate of Carl Kelly, Deceased	0824-0017
		Graham v. Calaman	25CV0319
		Manvell v. Dillman	26FC0152
		Bright v. Bright	26FC0153
1:00 pm	Civil Pre-Trial Conf.	Braslow v. Guthrie/Robert Packer Hospital	2021CV0257

1:30 pm	Contempt Hrng.	Fiske v. Forbes	22FC0115
2:00 pm		Clark v. Clark	21FC0050
2:30 pm	Miscellaneous	Com. of PA v. Shoff	CR-0000213-25
		Com. of PA v. Shoff	CR-0000731-24

Thursday, November 12

8:45 am	Contempt Hrng.	Bump V. Gunn	14FC0513
	Cust. Tr.	Bump V. Gunn	14FC0513
11:30 am	Prot. from Abuse	Bright V. Bright	26FC0153
12:00 pm	Answer/Response Withdraw as Counsel		
		Prouty V. Prouty	18FC0172
		Yasharian V. Yasharian	22FC0278

Friday, November 13

8:45 am	Prelim. Obj.	Cavalry SPV I, LLC v. Norton	26CV0132
	Summary Jdgmt.	Braslow Vs. Guthrie/Robert Packer Hospital	21CV0257
10:00 am	Argument	Robinson v. McDonald	COL. CTY 26CV0259
		Robinson v. McDonald	COLUMBIA CTY 26CV0259
	Prelim. Obj.	Aggrock, LLC Vs. Rock Ridge Quarries, Inc.	26IR0094
12:00 pm	Answer/Response Withdraw as Counsel		
		Peters v. Frey	25FC0079
1:00 pm	Prot. from Abuse	Westman v. McLaughlin	26FC0137
1:30 pm	Juvenile Review		JV-0000006-25
	Juvenile Review		JV-0000011-25
	Juvenile Review		JV-0000012-25
	Juvenile Review		JV-0000171-24

Hon. Evan S. Williams, III, Judge

Monday, November 9

8:30 am	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Cabucci	CR-0000601-24
8:45 am	Miscellaneous	In Re: Estate of Donald L. Archibald, Jr.	0825-0366
12:00 pm	Answer/Response Withdraw as Counsel		
		Marcy v. Hinckley	20FC0162
		Chaffee-Nave v. Nave	25FC0021
	Rule—Answer/Response Deadline		
	Ingraffea, Estate of Janet Ingraffea v. Ballehaninna		25MM0007
		Newrez LLC v. Oliver	26MF0022
	G&T Capital Management LLC v. Keasre		26QT0003
1:00 pm	Miscellaneous	In Re: Terry Hays, An Alleged Incapacitated Person	41ORPHANS22

Tuesday, November 10

8:30 am	Criminal Pre-Tr. Conf.	Com. of PA v. Randall	CR-0000289-26
		Com. of PA v. Randall	CR-0000461-26
9:00 am	Criminal Pre-Tr. Conf.	Com. of PA v. Hottle	CR-0000222-26

9:30 am	Criminal Mot. to Dismiss		
		Com. of PA v. McLinko	CR-0000824-25
		Com. of PA v. McLinko	CR-0000825-25
	Criminal Pre-Tr. Conf.	Com. of PA v. McLinko	CR-0000824-25
		Com. of PA v. McLinko	CR-0000825-25
		Com. of PA v. Reynolds	CR-0000124-26
		Com. of PA v. Sluyter	CR-0000405-26
		Com. of PA v. Smith	CR-0000444-26
10:00 am		Com. of PA v. Rosario	CR-0000383-26
		Com. of PA v. Rosario	CR-0000384-26
1:00 pm	Prot. from Abuse	Morgan v. Morgan	25FC0361
1:15 pm		Hamm v. Hamm	26FC0004
1:30 pm		Cranmer v. Cranmer	25FC0253
2:00 pm	Bench Warrant	Com.of PA v. Morrison	CR-0000348-23
3:15 pm	Contempt Hrng.	Com.of PA v. Walker	MD-0000167-26
3:30 pm		Com.of PA v. Garino	MD-0000186-26
	Thursday, November 12		
8:30 am	Formal Arraignment		CR-0000088-26
			CR-0000104-26
			CR-0000098-26
			CR-0000189-26
9:00 am	Pet. to Revoke Parole/Probation/ARD		
		Com.of PA v. Michel	CR-0000002-25
		Com.of PA v. Hinckley	CR-0000088-25
9:30 am	ARD Court	Com.of PA v. Stone	CR-0000505-26
		Com.of PA v. Alexander	CR-0000507-26
		Com.of PA v. Aquilio	CR-0000511-26
		Com.of PA v. Kinney	CR-0000445-26
	Plea Hrng.	Com.of PA v. Seeley	CR-0000469-26
11:00 am		Com.of PA v. Pelton	CR-0000385-26
		Com.of PA v. Pelton	CR-0000494-26
11:30 am	Sentencing	Com.of PA v. Crane	CR-0000389-26
11:45 am	Plea Hrng.	Com.of PA v. Wright	CR-0000487-26
1:00 pm	Sentencing	Com.of PA v. Yates	CR-0000501-26
1:30 pm	Plea Hrng.	Com.of PA v. Goodrich	CR-0000629-24
1:45 pm	Resentencing Hrng.	Com.of PA v. Boner	CR-0000208-24
	Sentencing	Com.of PA v. Boner	CR-0000534-26
2:00 pm	Plea Hrng.	Com.of PA v. Spencer	CR-0000189-26
2:45 pm		Com.of PA v. Shaffer	CR-0000205-26
3:00 pm		Com.of PA v. Matson	CR-0000441-26
		Com.of PA v. Matson	CR-0000442-26
		Com.of PA v. Matson	CR-0000443-26
3:15 pm		Com.of PA v. Trowbridge	CR-0000462-26
3:30 pm		Com.of PA v. Bailey	CR-0000460-26
3:45 pm		Com.of PA v. Schroeder Reiger	CR-0000448-26
		Com.of PA v. Schroeder Reiger	CR-0000449-26

Friday, November 13

9:45 am	Permanency Review Hrng.		DP-0000028-14
10:45 am	Permanency Review Hrng.		DP-0000027-26
12:00 pm	Answer/Response Withdraw as Counsel		
		Com. of PA v. Belcher	CR-0000308-25
		Com. of PA v. Nystrand	CR-0000045-26
	Rule—Answer/Response Deadline		
		Beahm v. Zukerman	16FC0101
		Auer v. Physician Care, P.C.	21MM0001
		ESL Federal Credit Union v. Vosburg	23JG0620
		Sackmann v. Williams	26FC0260
1:00 pm	Prot. from Abuse	Deloach v. Coy	26FC0247
	Rule—Answer/Response Deadline		
		Davis v. Reyes	16FC0582
1:15 pm	Contempt Hrng.	Com. of PA v. Chilson	MD-0000188-26
1:30 pm	Permanency Review Hrng.		DP-0000003-22
2:30 pm	Adjudicatory Hrng.		JV-0000081-26

Non-Judicial Officer

Monday, November 9

8:30 am Pet. to Revoke Parole/Probation/ARD—Com. of PA v.

Barks	CR-0000194-24	Stedge	CR-0000076-25
Bennett	CR-0000695-25	Stillman	CR-0000571-25
Churchman	CR-0000318-26	Stillman	CR-0000573-25
Churchman	CR-0000702-25	Sturzen	CR-0000630-25
Ham	CR-0000610-24	Sturzen	CR-0000558-24
Kennedy	CR-0000252-26	Sturzen	CR-0000559-24
McKean	CR-0000794-25	Teribury	CR-0000235-26
McKean	CR-0000793-25	Tolliver	CR-0000772-25
Schantz	CR-0000526-24	Walter	CR-0000295-26
Schantz	CR-0000492-24	Wray	CR-0000863-25
Smith	CR-0000317-24	Yuscavage	CR-0000175-26

Thursday, November 12

8:30 am Pet. to Revoke Parole/Probation/ARD—Com. of PA v.

Ackley	CR-0000785-25	Higley	CR-0000743-25
Clark	CR-0000082-25	Nonnemacher	CR-0000682-24
Dinelli	CR-0000148-26	Pozzi	CR-0000482-25
Fox	CR-0000849-25	Riley	CR-0000766-25
Hall	CR-0000280-25	Sweat	CR-0000325-25

Non-Judicial Officer

Thursday, November 12

3:00 pm Collection Contempt Confs.—Com. of PA v.

Adams	CR-0000114-16	Kinner	CR-0000592-21
Addario	CR-0000055-11	Kundrat	CR-0000655-19
Ayers	CR-0000899-07	Lafritz	CR-0000774-17
Barrett	CR-0000571-22	Nero	CR-0000407-16
Belcher	CR-0000663-19	Payne	CR-0000109-07

Bolado	CR-0000123-18	Preston	CR-0000005-10
Carman	CR-0000743-21	Raymond	CR-0000514-19
Ciavardini	CR-0000706-08	Reed	CR-0000504-10
Coleman	CR-0000764-08	Smith	CR-0000199-22
Costas	CR-0000008-16	Stevens	CR-0000037-06
Decker	CR-0000393-09	Strope	CR-0000657-21
Drossos	CR-0000315-17	Tunnicliff	CR-0000238-10
Fick	CR-0000189-23	Vanderpool	CR-0000284-22
Franks	CR-0000188-21	Vanderpool	CR-0000771-04
Gates	CR-0000736-19	Vandyke	CR-0000576-07
Harvey	CR-0000435-19	Walker	CR-0000140-09
Henry	CR-0000547-10	Warfle	CR-0000851-17
Hoose	CR-0000163-20	Zenewicz	CR-0000033-06
Hoose	CR-0000406-06	Mack	CR-0000273-16
Howard	CR-0000757-11	Maricle	CR-0000419-20
Jeffrey	CR-0000688-22	Markel	CR-0000115-22
Keir	CR-0000805-18	Mines	CR-0000830-17
Kern	CR-0000669-19	Rosh	CR-0000383-15

Hearing Master Richard D. Sheetz

Monday, November 9

8:30 am	Juvenile Review		JV-0000143-24
9:00 am	Juvenile Review		JV-0000043-25
	Juvenile Review		JV-0000136-25
9:30 am	Juvenile Review		JV-0000056-25
10:30 am	Adjudicatory Hrng.		DP-0000056-13

Tuesday, November 10

1:00 pm	Divorce and Related Matters	Ayers v. Ayers	25FC0027

Thursday, November 12

8:30 am	Permanency Review Hrng.		DP-0000032-26
9:30 am	Permanency Review Hrng.		DP-0000031-25
	Permanency Review Hrng.		DP-0000030-25
10:30 am	Permanency Review Hrng.		DP-0000028-26
11:30 am	Prelim. Cust. Conf.	Gates v. Gates	24FC0238
1:00 pm	Divorce Pre-Tr. Conf.	Wheeler v. Wheeler	25FC0344
1:30 pm		Goss v. Goss	26FC0114
2:00 pm		Crawford v. Crawford	26FC0133
2:30 pm		Johnson v. Talada	13FC0542
3:00 pm	Adjudicatory Hrng.		DP-0000038-26

Friday, November 13

8:30 am	Divorce and Related Matters		
		Johnson v. Johnson	22FC0323

Special Hearing Master Richard William McCoy

Monday, November 9

1:00 pm	Permanency Review Hrng.		DP-0000022-18
2:00 pm	Permanency Review Hrng.		DP-0000013-22
3:00 pm	Permanency Review Hrng.		DP-0000026-12

Tuesday, November 10

8:30 am	Divorce Pre-Tr. Conf.	Powell v. Powell	25FC0276
9:00 am		Barnes v. Barnes	17FC0544
9:30 am		Turner v. Streeter	26FC0120
10:00 am		Mounts v. Mounts	25FC0088
10:30 am		Barrett v. Barrett	26FC0125
11:00 am		Roslowski v. Roslowski	23FC0319
11:30 am		Morgan v. Morgan	25FC0361

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

Beers, Mary I.

Late of Leroy Township (died September 9, 2026)

Executor: Stephen C. Beers, 531 Beers Road, Granville Summit, PA 16926

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

Kuykendall, Dean L.

Late of Towanda Borough (died October 5, 2026)

Executor: Aaron J. Kuydendall, 4517 Guildford Ct., Evans, GA 30809

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

Lewis, Richard B.

Late of Towanda Borough (died October 11, 2026)

Executrix: Kathleen Ricker, 505 Poplar St., Towanda, PA 18848

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

Monro, Burdge, Jr.

Late of Columbia Township (died July 14, 2026)

Administrator: Alan K. Monro, 689 Baptist Church Road, Granville Summit, PA 16926

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

SECOND PUBLICATION

Coon, Alan R.

Late of Athens (died October 10, 2026)

Administrator C.T.A.: David B. Sink c/o Rosannette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

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

Howells, William John a/k/a William J. Howells

Late of Wilmot Township (died March 13, 2026)

Administratrix: Cynthia L. Dunlap, 1690 Stoothoff Road, New Albany, PA 18833

Attorney: Kenneth R. Levitzky, Esquire, Attorney for Estate, P.O. Box 489, Dushore, PA 18614

Kopaczewski, Robert a/k/a Robert George Kopaczewski and Bob Kopaczewski

Late of Terry Township (died September 10, 2026)

Executor: Isaac Millard 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

Marrone, Rosalie A.

Late of Sayre Borough (died August 7, 2026)

Executrix: Michele Sullivan, 1448 Pennsylvania Ave., Sayre, PA 18840

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

Price, Lester W. a/k/a Lester W. Price, II

Late of Wyalusing (September 12, 2026)

Executrix: Diane M. Showalter 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

Tewksbury, Zanetta M.

Late of Monroe Township (died March 28, 2026)

Executrix: Zanetta J. Foster 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

Vincent, Freddie M.

Late of Towanda Borough (died October 9, 2007)

Administratrix: Kimberly Sue Sandor 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

White, Richard M.

Late of Athens Borough (died September 19, 2026)

Executor: Cody White 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

THIRD PUBLICATION

Alexander, Philip David

Late of Sayre Borough

Administrator: Scott Andrew Alexander, 236 W. 14th St., Elmira Heights, NY 14903

Bittner, Joseph R.

Late of the Borough of Towanda (died August 18, 2026)

Executor: Mr. C. Erik Hartman, 7301 Brighten Road, Pittsburgh, PA 15202

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

Pickett-Rubendall, Caroline E.

Late of Burlington Township (died July 14, 2026)

Administratrix: Ms. Jennifer Sheeley, 405 Beers Road, Ulster, PA 18850

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

REGISTER'S NOTICE

0824-0017 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF PATRICK KELLY, Administrator, of the Estate of Carl Kelly, Deceased, Late of Tuscarora Township, Bradford County, PA.

The same will be presented to the Orphan's Court on the 17th day of November, 2026.

Sheila M. Johnson
Register of Wills

Nov. 3, 10

ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that Articles of Amendment have been filed with the Department of State of the Common-

wealth of Pennsylvania for the purpose of changing the name of the business corporation:

WRISLEY CONSTRUCTION COMPANY, INC.

to Ground Theory Construction, Inc.

BRANN, WILLIAMS & CALDWELL
Attorneys at Law
1090 West Main Street
Troy, Pennsylvania 16947

Nov. 3

NOTICE

ARTICLES OF AMENDMENT OF THE ENDLESS MOUNTAINS TRANSPORTATION AUTHORITY ("BeST TRANSIT")—COUNTIES OF BRADFORD, SULLIVAN AND TIOGA, COMMONWEALTH OF PENNSYLVANIA

TO: THE RESIDENTS OF THE COUNTIES OF BRADFORD, SULLIVAN, AND TIOGA, PENNSYLVANIA

TAKE NOTICE that the Endless Mountains Transportation Authority ("BeST TRANSIT"), Counties of Bradford, Sullivan and Tioga, pursuant to the Municipalities Authorities Act have adopted Resolution No. 2026-9, Resolution No. 2026-13, Resolution No. 2026-12, and Resolution No. R-19-26, respectively, to amend its articles of incorporation. In compliance with the Authority hereby advertises such Amendment as follows:

WHEREAS, The name and location of the Registered Office of the Endless Mountains Transportation Authority is 29800 Route 220, Athens, PA 18810.

WHEREAS, the Endless Mountains Transportation Authority, Bradford County, Sullivan County and Tioga County, Pennsylvania was formed under the Municipality Authorities Act of 1945, as amended, pursuant to Articles of Incorporation approved and filed with the Department of State of the Commonwealth of Pennsylvania on June 27, 1980.

WHEREAS, the Endless Mountains Transportation Authority, Bradford County, Sullivan County and Tioga County, Pennsylvania, adopted Resolutions amending the Articles of Incorporation to extend the life of the authority to a date not exceeding fifty (50) years from the date of approval of the Articles of Amendment pursuant to 53 Pa. C.S.A., Section 5605, the Articles of Incorporation of the Endless Mountains Transportation Authority be amended with the addition of the following paragraphs:

1. The authority's existence shall be extended to a date not exceeding fifty (50) years from the date of approval of these articles of amendment.

It is the intention of the Amendments of the Articles of Incorporation and supporting Resolution to be filed with the Department of State on a date after November 3, 2026.

JILL E. NAGY, ESQUIRE
Solicitor, Endless Mountains Transportation Authority
(BeST Transit)

Nov. 3

LIMITED LIABILITY COMPANY NOTICE

LITTLE GROVE PLAY CAFÉ, LLC

a Pennsylvania Limited Liability Company, with a date of organization of September 8, 2026, filed an Application of Authority with the New York Department of State, Division of Corporations to do business in New York as Little Grove Play Café, LLC. The Application was filed on October 13, 2026. The county within New York where the business will be located is Chemung County. The Secretary of State is designated as agent of Little Grove Play Café, LLC, upon whom process against it may be served. The Secretary of State shall mail any process served against him/her to Harbor Compliance, LLC,

812 North Prince Street, Lancaster PA 17603, the address of the registered office of Little Grove Play Café, LLC. The authorized officer in its jurisdiction of formation is the Secretary of the Commonwealth located at 302 N. Office Building, Harrisburg, PA 17120. The purpose of Little Grove Play Café, LLC is a play café and learning studio. The Application of Authority was filed by Tyler Birdsall, 118 Paine Street, Athens, PA 18810.

Oct. 27—Dec. 1

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons having a claim against ROME PROPERTY S CORP., INC., a Pennsylvania Business Corporation ("Corporation"), that the shareholders of the Corporation have approved a resolution that the Corporation dissolve voluntarily and that the shareholders of the Corporation immediately engage in winding up and settling the affairs of Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended, so that its corporate existence shall be ended upon the filing of articles of dissolution with the Department of State of the Commonwealth of Pennsylvania.

LANDY & ROSSETTIE, PLLC
228 Desmond Street
P.O. Box 206
Sayre, PA 18840-0206
(570) 888-7753

Oct. 27; Nov. 3

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, November 25, 2026 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, lying and being in the Borough of Athens Borough, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of a lot formerly owned by M. Kaufman on the North side of Herrick Street; running thence northerly along the East line of said Kaufman lot, one hundred and thirty one (131) feet to a corner; running thence in an easterly direction and on a line parallel with Herrick Street, fifty (50) feet to a corner; running thence in a southerly direction and parallel with the aforesaid Kaufman East line, one hundred thirty-one (131) feet to Herrick Street; running thence in a westerly direction along Herrick Street, fifty (50) feet to the place of beginning.

BEING KNOWN AS PARCEL #05-020.11-230-000-000.

Being the same premises which Robert J. Glielmi and Tiffany N. Gilelmi, by Deed dated 05/31/2022 and recorded 06/07/2022, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument No. 202206174, granted and conveyed unto Danny Coyle,in fee.

Tax Parcel: 05-020.11-230-000-000.

Premises Being: 121 Judge Herrick St., Athens, PA 18810.

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 Guild Mortgage Company, LLC vs. Danny Coyle.
Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 4, 2026

REGISTER TO BID AT: bid4assets.com. $1000.00 DEPOSIT REQUIRED and A REGISTRATION FEE.

Nov. 3, 10, 17

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, November 25, 2026 at 10:00 o'clock in the forenoon the following described property to wit:

EXHIBIT "A"

FULL LEGAL DESCRIPTION

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

BEGINNING at an iron pin for a corner in the West line of William Street, located at the Southeast corner of lot being described, formerly of John A. Connolly and Paul Kukendall; thence running Northerly along the West line of William Street 38 feet, more or less, to a wooden post for a corner, at the North edge of a pair of wooden steps; thence running Westerly along former grantors North line 45.6 feet, more or less, to a point for a corner at the Southwest corner of lot of Anna Morey, now or formerly; thence Southerly and parallel with the East side of North Street, 38 feet, more or less, to a point in the South line of said former grantor, and thence Easterly along the South line of said grantor 39 feet, 10 inches, more or less, to place of beginning.

The above described lands are presently bounded as follows: On the north by Baker, now or formerly; on the west by Kinsley, now or formerly; on the south formerly of Warburton, now or formerly Niles Newton; and on the east by William Street.

BEING THE SAME PREMESIS granted and conveyed unto Noah Daily, single, by virtue of a Deed of Adam C. Tucker, single, dated November 27, 2023, and recorded in the Bradford County Recorder of Deeds office on November 29, 2023, to Bradford County Instrument No. 202312087.

GRANTOR GRANTS AND CONVEYS to the Grantee, his heirs and/or assigns all of his right, title and interest in and to the oil, gas, mineral and hydrocarbon rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom.

SUBJECT to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, 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 him, the said grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND.

DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HA VE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVEMENTS thereon consist of: Residential single-family home.

PROPERTY BEING KNOWN AS: 133 William Street, Towanda, PA 18848

PROPERTY IDENTIFICATION NUMBER OF THE ABOVE-DESCRIBED PREMISES: Map/Parcel/Plate: 49-086.02-218-000-000

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 Community Bank, N.A. vs. Noah Dailey.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 4, 2026

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Nov. 3, 10, 17

SHERIFF'S SALE

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LEGAL DESCRIPTION

Land Situated in the Township of Ridgebury in the County of Bradford in the State of PA.

BEGINNING AT A POINT WHERE RUSH RUN CREEK INTERSECTS THE HIGHWAYS; THENCE ALONG SAID HIGHWAY IN A NORTHERLY DIRECTION 120 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 500 FEET TO AN IRON PIN; THENCE IN A SOUTHERLY DIRECTION 175 FEET TO A POINT; THENCE INA SOUTHERLY DIRECTION 500 FEET TO THE PLACE OF BEGINNING.

ALSO THE RIGHT TO USE WATER IN A STREAM RUNNING ALONG THE

SOUTH LINE OF THE ABOVE DESCRIBED ROAD THE WATER FROM WHICH COMES FRO.M SPRINGS LOCATED ON A FORMER GRANTOR'S LANDS, SAID WATER TO BE USED IN COMMON WITH SAID FORMER GRANTOR, HIS HEIRS OR ASSIGNS AND IN CASE SAID FORMER GRANTOR SELLS OTHER LOTS, HE RESERVES THE RIGHT TO CONVEY THE RIGHT TO USE WATER TO OTHER PURCHASERS OR TO USE SAID WATER COMING FROM SPRING IN COMMON.

A MORE MODERN DESCRIPTION OF THE ABOVE LANDS IS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF STATE HIGHWAY ROUTE NO. A-4310, SAID POINT BEING AT THE SOUTHEASTERNMOST CORNER OF LANDS OF GERTRUDE J. BRACE AS SHOWN ON A SURVEY BY L. L. SHAYLOR & ASSOCIATES, DATED OCTOBER 1, 1974, ALSO BEING THE SAME POINT SHOWN ON A SURVEY BY GEORGE K. JONES & ASSOCIATES DATED APRIL 1, 1986, AND BEING SURVEY NO. S-9316-1; THENCE ALONG THE CENTERLINE OF THE ROADWAY, SOUTH 5 DEGREES. 30 MINUTES EAST 120 FEET TO A POINT FOR A CORNER AT THE INTERSECTION OF THE CENTERLINE OF THE ROAD AND THE LINE FROM THE CENTER HEADWALL TO CENTER HEADWALL OF A BRIDGE OVER RUSH RUN; THENCE LEAVING SAID ROADWAY SOUTH 78 DEGREES 11 MINUTES 16 SECONDS WEST 500 FEET TO A POINT FOR A CORNER; THENCE NORTH 6 DEGREES 29 MINUTES 32 SECONDS WEST APPROXIMATELY 75 FEET TO A POINT FOR A CORNER; THENCE SOUTH 86 DEGREES52 MINUTES 41 SECONDS WEST APPROXIMATELY 25 FEET TO A FOUND BOLT AND STONES; THENCE NORTH 7 DEGREES 26 MINUTES 30 SECONDS EAST 174.64 FEET TO A FOUND BOLT AND STONES IN LINE OF LANDS DESIGNATED GERTRUDE J. BRACE D.B. 566, P. 191 ON THE BELOW REFERRED TO SURVEY OF L. L SHAYLOR & ASSOCIATES, ALONG A BLAZED LINE, SOUTH 83 DEGREES 45 MINUTES 13 SECONDS EAST 352.39 FEET TO A FOUND PIN; THENCE NORTH 84 DEGREES 30 MINUTES EAST THROUGH THE CENTERLINE OF A ROW OF SPRUCE TREES 138.51 FEET THROUGH AN IRON PIN LOCATED NEAR THE EDGE OF THE ROADWAY TO A POINT ON THE CENTERLINE OF STATE HIGHWAY A-4310, BEING THE POINT AND PLACE OF BEGINNING.

ALSO CONVEYING HEREWITH ALL LANDS LOCATED IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED PROPERTY AND IMMEDIATELY NORTH OF THE CENTER OF RUSH RUN, A CREEK WHICH RUNS EAST TO WEST AND IS LOCATED SOUTH OF THE HEREINABOVE DESCRIBED LANDS.

Property Address: 17333 Berwick Turnpike, Gillett, PA 16925.

Parcel ID: 30-004.02-023, 30-004.02.023.

Title is vested in Joseph R. Szczech, by deed from Doris Kettell, widow by her attorney in fact Barbara Benson, dated 08/17/1995 and recorded on 08/22/1995 in the Bradford County Clerk's/Register's Office as Book 333, Page 0444. The said Joseph R. Szczech departed this life on April 28, 2024.

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 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust vs. Joseph E. Szczech, solely in his capacity as heir of Joseph R. Szczech, Deceased, Paul Szczech, Solely in his capacity as heir of Joseph R. Szczech, Unknown Heirs, Successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Joseph R. Szczech, Deceased.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 4, 2026

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~ NOTES ~

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