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 16, 2026 through November 20, 2026
(Subject to Change)

Hon. Maureen T. Beirne, President Judge

Monday, November 16

8:30 am	Criminal Jury Tr.—Com. of PA v.		
Burnside	CR-0000192-26	Miller	CR-0000317-26
Dillon	CR-0000337-26	Miller	CR-0000371-26
Hernandez Perez	CR-0000191-26	Thurston	CR-0000476-26
Hudson	CR-0000474-26	White	CR-0000358-26
Leensvaart	CR-0000372-26	Zenewicz	CR-0000305-26
Martin	CR-0000171-26	Zenewicz	CR-0000306-26
	Pet. to Revoke Parole/Probation/ARD		
		Com. of PA v. Zenewicz	MD-0000118-25

Tuesday, November 17

12:00 pm	Rule—Answer/Response Deadline In the Matter of 2026 Upset Sale of Real Estate By the B.C.	
	Tax Claim Bureau Held 10/15/26 Cont. from 9/15/26	26IR0112

Thursday, November 19

8:00 am	Meeting	CJAB SUBCOMMITTEES

Hon. Evan S. Williams, III, Judge

Monday, November 16

1:00 pm	Cust. Pre-Tr. Conf.	Weaver v. Turner	12FC0367
4:00 pm	Meeting		JEAB MEETING

Tuesday, November 17

11:00 am	Bail Mod. Hrng.	Com. of PA v. Chapman	CR-0000001-23
1:00 pm	Contempt Hrng.	Burns Vs Judson	21DR00069
	Supt. Contempt Hrng.	McKean v. Jones	19DR00468
		Zawistowski v. Kelley	19DR00862
		Blanchard v. Sluyter	24DR00199
		Paulish v. Fox	25DR00024
		Astlefrod v. Belcher	25DR00065

Thursday, November 19

8:00 am	Meeting	CJAB SUBCOMMITTEES

Friday, November 20

12:00 pm	Rule—Answer/Response Deadline	
	M.H.M., a Minor By His Parents and Natural Guardians	
	Hunter and Meeker v. Guthrie Robert Packer Hospital	
		20MM0008

Non-Judicial Officer

Thursday, November 19

3:00 pm	Bench Warrant	Com. of PA v. Best	CR-0000790-21
	Collection Contempt Confs.		
Bacon	CR-0000487-23	Oakley	CR-0000329-13
Bailey	CR-0000304-11	Porter	CR-0000044-10
Benjamin	CR-0000380-04	Powell	CR-0000240-14

Brown	CR-0000400-12	Rivera	CR-0000934-13
Bump	CR-0000410-16	Rucker-Weatherby	CR-0000798-19
Coleman	CR-0000493-19	Schapley	CR-0000381-18
Cook	CR-0000775-18	Simpson	CR-0000129-20
Dannelly	CR-0000916-15	Space	CR-0000599-16
Dinelli	CR-0000703-20	Stedge	CR-0000700-15
Firestine	CR-0000567-16	Sutton	CR-0000309-05
Goble	CR-0000295-19	Swingle	CR-0000751-14
Harris	CR-0000372-23	Tripp	CR-0000297-10
Hiller	CR-0000243-13	Vanderpool	CR-0000102-24
Horton	CR-0000649-10	Vanfleet	CR-0000539-22
Jackson	CR-0000128-14	Webb	CR-0000731-10
James	CR-0000411-21	White	CR-0000434-05
Johnson	CR-0000391-10	Wilcox	CR-0000886-13
Landon	CR-0000927-11	Wilcox	CR-0000065-22
Leonard	CR-0000306-16	Zellner	CR-0000698-10
Maciejczak	CR-0000921-19	Kot	CR-0000440-20
Mathews	CR-0000142-02	Lewis	CR-0000530-20
McGowan	CR-0000607-13	Ludwig	CR-0000493-14
Miller	CR-0000508-22	Lyon	CR-0000212-20
Nickeson	CR-0000338-19		

Special Master

Wednesday, November 18

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

Hearing Master Richard D. Sheetz

Tuesday, November 17

8:30 am	Supt. Contempt Hrng.		SUPPORT CONTEMPTS
1:00 pm	Prelim. Cust. Conf.	Storelli v. Rafferty	26FC0180
1:30 pm		Densmore v. Pitcher	18FC0375
2:00 pm		Shaffer v. Brown	26FC0279
2:30 pm		Loggins v. Loggins	26FC0248
3:00 pm		Sauerstein v. Sauerstein	26FC0270
3:30 pm		Robbins v. Miller	26FC0278

Wednesday, November 18

8:30 am	Pet. for Supt.	Bradford County CYS v. Simon	20DR00398
8:45 am		Bradford County CYS v. Roberts	25DR00165
9:00 am	Pet. for Mod. of Supt.	Hollenback v. Schrimp	26DR00063
9:45 am	Pet. for Supt.	Dieffenbach v. Benner	26DR00138
10:30 am	Pet. for Mod. of Supt.	Larrabee v. Anania	19DR01245
11:15 am		Boguslaw v. Earle	20DR00355
1:00 pm	Pet. for Supt.	Stebbins v. Jayne	26DR00057
	Prelim. Cust. Conf.	Stebbins v. Jayne	26FC0117
2:30 pm	Pet. for Mod. of Supt.	Roy v. Roy	25DR00022
3:00 pm	Divorce Pre-Tr. Conf.	Hunsinger v. Hunsinger	25FC0228
3:15 pm	Pet. to Term. Supt.	MacChesney v. MacChesney	24DR00117
3:30 pm		Robinson v. Eberlin	26DR01310

Thursday, November 19

8:30 am	Permanency Review Hrng.		DP-0000001-25
9:30 am	Permanency Review Hrng.		DP-0000035-25
10:30 am	Permanency Review Hrng.		DP-0000011-25
	Permanency Review Hrng.		DP-0000014-26
1:00 pm	Permanency Review Hrng.		DP-0000029-26
2:00 pm	Permanency Review Hrng.		DP-0000009-24
	Permanency Review Hrng.		DP-0000011-24
	Permanency Review Hrng.		DP-0000010-24
3:30 pm	Permanency Review Hrng.		
		Trumpower v. Trumpower	26FC0179

Friday, November 20

1:00 pm	Prelim. Cus. Conf.	Garinger v. Garinger	26FC0282
1:30 pm		Finch v. Rainier	24FC0287
2:00 pm		Sackmann v. Williams	26FC0260
2:30 pm		Manuel v. Higley	23FC0111
3:00 pm		Vandelinder v. Rowe	26FC0290
3:30 pm		Vanskiver v. Rowe	26FC0283

Special Hearing Master Richard William McCoy

Monday, November 16

1:00 pm	Permanency Review Hrng.		DP-0000051-23

Non-Judicial Officer

Monday, November 16

12:00 pm	Rule—Answer/Response Deadline		
		Jayne v. Jayne	24FC0224

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

Blair, Wayne a/k/a Wayne Eldwood Blair
Late of Milan (died September 9, 2026)
Administrator: Meghan Blair, 537 W. Boot Rd., West Chester, PA 19380

Bolton, Darius A.
Late of Ulster (died October 17, 2026)
Executor: Nathan Morgan, 3105 Ulster Rd., Ulster, PA 18850
Attorneys: Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

Brown, Charles Willis, Sr.
Late of Bradford County (died October 12, 2026)
Executrix: Judy Lines c/o Niemiec, Smith & Pellinger, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848
Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-Law, 427 Main Street, Towanda, PA 18848

Carter, Harold
Late of Pike Township (died August 12, 2026)
Executor: H. Elston Carter, 21 Lannan Drive, Pelham, NH 03076
Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Frantz, Myron a/k/a Myron J. Frantz
Late of Sayre Borough (died September 25, 2025)
Administrator: Patrick Frantz, 705 N. Lehigh Avenue, Sayre, PA 18840
Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Keiper, Joshua
Late of Towanda Borough (died June 23, 2026)
Co-Administrators: Lucinda Keiper and James Keiper, 211 Valley View Road, Towanda, PA 18848
Attorneys: David J. Brann, Esquire, Brann, Williams & Caldwell, 1090 West Main Street, Troy, PA 16947

Porter, Dolson James
Late of Canton Township (died February 8, 2026)
Administrator: Taurus Bartlow 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

Renninger, Rosemary
Late of Towanda (died September 23, 2026)
Executor: Harold J. Renninger, Jr. 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

Van Helden, Levent Konrad
Late of Towanda
Administrator: Robert Van Helden, 167 Hillcrest Dr., Towanda, PA 18848
Attorney: Matthew T. Mangino, Esquire, 315 N. Mercer St., New Castle, PA 16101, (724) 658-8535

SECOND 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

THIRD 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

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

IMPORTANT NOTICE

NOTICE OF ESTATE ADMINISTRATION

THIS NOTICE DOES NOT MEAN THAT YOU WILL RECEIVE ANY MONEY OR PROPERTY FROM THIS ESTATE OR OTHERWISE.

Whether you will receive any money or property will be determined wholly or partly by the decedent's will. If the decedent died without a will, whether you will receive any money or property will be determined by the intestacy laws of Pennsylvania.

BEFORE THE REGISTER OF WILLS, COUNTY OF BRADFORD, PENNSYLVANIA.

In re: Donna L. Park, deceased.

Date of Death: February 21, 2026.

TO: JAMES M. PARK.

Pursuant to Decree dated November 2, 2026.

Please take notice of the death of decedent and the grant of letters to the personal representative(s) named below.

The Decedent, Donna L. Park, died on February 21, 2026, late of Sayre Borough, Bradford County, Pennsylvania.

The decedent died testate (with a Will).

Personal Representative: Mary Mitchell, of 111 N. Keystone Avenue, Sayre, Pennsylvania 18810, is Executrix.

If the Decedent died testate, the Will was filed with the Office of the Register of Wills of Bradford County Court of Common Pleas, 301 Main Street, Towanda, PA 18848 (570) 265-1702.

If the Decedent died intestate, a Petition for the Grant of Letters of Administration was filed with the Office of the Register of Wills of Bradford County Court of Common Pleas, 301 Main Street, Towanda, Pennsylvania. A copy of the Will or Petition may be obtained by contacting the Register of Wills and paying the charges for duplication.

J. WESLEY KOCSIS, ESQUIRE
KOCSIS LAW OFFICE
Capacity: Counsel for
Personal Representatives
180 North Elmira Street
Athens, PA 18810
(570) 888-7709

Nov. 10, 17, 24

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY CIVIL ACTION

NO. 2026IR0118

NOTICE IS HEREBY GIVEN that on October 16, 2026, the Petition of Terri James Gowan has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Terri James Gowan to Terry James Gowan.

The Court has fixed December 11, 2026 at 9:00 a.m. in Courtroom No. 1, Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania, as the date and place for the hearing of said Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Nov. 10

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; run-

ning 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

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:

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

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

Nov. 3, 10, 17

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