



## BRADFORD COUNTY LAW JOURNAL

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### ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

#### FIRST PUBLICATION

##### **Bordenet, Cindy Lou**

Late of Sayre Borough (died November 7, 2022)

Administrator: Carl George Bordenet, 118 Stedman Street, Sayre, PA 18840

Attorneys: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

##### **Wingler, Barbara Ann**

Late of Athens Township (died May 21, 2023)

Administratrix: Deborah Alexander c/o Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840

Attorney: Jonathan P. Foster, Jr., Esquire, 303 South Keystone Avenue, Sayre, PA 18840, (570) 888-1529

#### SECOND PUBLICATION

##### **Fries, Teresa A.**

Late of Sayre

Administrators: Colin Long, 205 Auckland Drive, Newark, DE 19702 and Brendon Long, 3116 Nova Scotia Way, New Smyrna Beach, FL 32168

Attorney: Scott A. Williams, Esquire, 57 East Fourth Street, Williamsport, PA 17701

##### **McCuen, Barry L.**

Late of 80 Blaze Lane, Milan (died August 27, 2023)

Executor: Kevin J. McCuen, 121 Deer Park Lane, Hawley, PA 18428

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

##### **Uhouse, David C., Jr.**

Late of 91 Uhouse Road, Rome (died May 21, 2023)

Executrix: Melissa Ellis, 210 Ellis 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

#### THIRD PUBLICATION

##### **Bell, Lillias S. a/k/a Lillias S. Bell**

Late of Sayre Borough (died June 28, 2023)

Administratrix: Lillias Catharine Vanduzer c/o Rosanette R. Abrams, Esquire, Abrams & Agnellino, 123 South Keystone Avenue, Sayre, PA 18840

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

##### **Canfield, Duane W., Sr.**

Late of Terry Township (died February 14, 2023)

Administrator: Duane W. Canfield, Jr. c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

##### **English, Joseph L., Jr. a/k/a Joseph Leroy English, Jr.**

Late of the Township of Stevens (died July 26, 2023)

Executrix: Stephanie A. English c/o Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

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Attorney: Aaron D. Hovan, Esquire, 154 Warren Street, P.O. Box 336, Tunkhannock, PA 18657

with an address of: 430 Keystone Ave., Sayre, PA 18840. Said registration was filed on September 14, 2023.

**Hiduk, Patricia A.**

Late of New Albany Borough (died August 8, 2023)

Executrix: Lisa Robson c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Oct. 3

**CHANGE OF NAME NOTICE**

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO.: 2023IR0066

IN RE: CHANGE OF NAME OF CAIDEN WINIAVSKI (a minor), BY AARON IRVINE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Bradford County, Pennsylvania to Docket No. 2023IR0066 seeking to change the name of Caiden Winiavski to Caiden Irvine.

A hearing on the Petition will be held on October 26, 2023 at 2:00 p.m. in Courtroom 2 at the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Oct. 3

**McKernan, Michael J.**

Late of Monroe Borough (died August 27, 2023)

Executor: Gregory R. McKernan, P.O. Box 205, Monroeton, PA 18832

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

**Vanderpool, Phyllis J.**

Late of Towanda Township (died July 16, 2023)

Administrator: Jeremy Vanderpool c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Pennsylvania CVS Pharmacy, L.L.C., 1 CVS Dr., Woonsocket, RI 02895 to carry on business in Bradford County, Pennsylvania under the assumed name or fictitious name, style or designation of:

CVS/PHARMACY #1091

**MISCELLANEOUS LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO.: 2023-QT-0004

RONALD C. SMITH, JR. and BETH A. SMITH

Plaintiffs

vs.

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BARBARA E. KISSELL,  
WESLEY G. MOSIER, DONALD  
R. BRENNAN, CAROLYN  
D. BRENNAN, DAVID L.  
SCHEITHAUER, KATHRYN A.  
SCHEITHAUER, AND JOHN DOE,  
representing any and all persons,  
firms, associations or entities claiming  
any interest in the subject premises  
inconsistent with that of the plaintiffs  
Defendants

NOTICE TO: John Doe, representing any  
and all persons, firms, associations or  
entities claiming any interest in the  
subject Premises inconsistent with that  
of the Plaintiffs in this action

You have been named as a Defendant in  
a Civil Action instituted by the above-  
captioned Plaintiffs against you in this Court.  
Plaintiffs allege in the Complaint that they  
are the owners of one hundred percent  
(100%) of the real estate situated in North  
Towanda, County of Bradford, and Com-  
monwealth of Pennsylvania, which Premises  
are a portion of land identified by Bradford  
County Assessment Number 51-073.00-  
118-000-000, as is more fully described in  
the Complaint, by virtue of adverse posses-  
sion.

You are hereby notified to plead to the  
Complaint in this case, of which the above  
is a brief summary, within twenty days from  
the date of publication of this Notice.

If you wish to defend, you must enter a  
written appearance personally or by attorney  
and file your defenses or objections in  
writing with the Court. You are warned that  
if you fail to do so, the case may proceed  
without you and a judgment may be entered  
against you without further notice for the  
relief requested by the Plaintiffs. You may  
lose money or property or other rights im-  
portant to you.

YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER, GO TO OR  
TELEPHONE THE OFFICE SET FORTH  
BELOW. THIS OFFICE CAN PROVIDE  
YOU WITH INFORMATION ABOUT  
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE  
A LAWYER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU WITH INFOR-  
MATION ABOUT AGENCIES THAT  
MAY OFFER LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A REDUCED  
OR NO FEE.

BRADFORD COUNTY  
PROTHONOTARY'S OFFICE  
Bradford County Courthouse  
301 Main Street  
Towanda, PA 18848  
(570) 265-1705

DAMIAN M. ROSSETTIE, ESQUIRE  
PA I.D. No. 309953  
LANDY & ROSSETTIE, PLLC  
Attorneys for Plaintiffs  
228 Desmond Street  
P.O. Box 206  
Sayre, PA 18840  
(570) 888-7753

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MISCELLANEOUS  
LEGAL NOTICE

BRADFORD COUNTY COURT  
OF COMMON PLEAS

NO. 2023QT0005

Four Their Future LLC

v.

Unknown Persons Claiming an  
Interest in a Portion of Land Located  
in or Between Bradford County Parcel  
No. 53-068.03-101-000-000 and/or  
53-068.03-102-000-000

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### NOTICE TO DEFEND

To: all interested persons

Four Their Future LLC has filed a Verified Complaint asserting an action to quiet title in, and confirm its right to, all interests relative to a portion of property located in Troy Township, Bradford County, Pennsylvania, being identified as Parcel No. 53-068.03-101-000-000 and/or 53-068.03-102-000-000, or being a portion of land therebetween.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses and objection in writing with the Court on or before October 26, 2023. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff, Four Their Future LLC. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.**

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

**THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**  
ZACHARY R. GATES, ESQUIRE  
GATES LAW OFFICE PLLC  
122 Elmira Street  
Suite A  
Troy, PA 16947  
(570) 529-6028

### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, October 25, 2023 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 Canton, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows: Beginning at a point in the center of the State Highway leading from Beech Flats to PA. Rte. No. 154 opposite a maple tree, the Southwest corner of the lot herein described; thence in an Easterly direction along land of the Grange Hall and land now or formerly of Maynard E. Fitzwater 177 feet to an iron pin corner; thence in a Northerly direction along land now or formerly of Maynard E. Fitzwater 215 feet to an iron pin corner; thence in a Westerly direction along land now or formerly of Maynard E. Fitzwater 220 feet to a point in the center of the State Highway opposite an iron pin; thence in a Southerly direction along the center of the State Highway 230 feet to the place of beginning. Containing 1 1/2 acres be the same more or less, and having thereon a small house and outbuildings. Excepting and reserving a right-of-way over the Southern portion of the above described lot, said right-of-way leading from the State Highway to land now or formerly of Maynard E. Fitzwater lying East of the above described lot. Also granting and conveying to the grantee, his heirs and assigns, the right to take water from a certain spring located on land now or formerly of Maynard E. Fitzwater lying East of the above described lot, including the right to lay and maintain pipes and conduits from the said spring to

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the lot above described. Under and subject to the ultimate width of right-of-way of any public highways roads, or streets, all public utility 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.

ALSO known as 196 Beech Flats Rd., Canton, PA 17724.

PARCEL ID 1611800002000000.

BEING the same premises which RALPH W. DAVY, JR., AND CATHY L. DAVY, HIS WIFE, by Deed dated July 28, 1999 and recorded in the Office of Recorder of Deeds of Bradford County on August 6, 1999 at Book/Page OR instrument #199908662 granted and conveyed unto ALAN W. MOYER AND RHODA M. MOYER, HIS WIFE, AS TENANTS BY THE ENTIRETIES. RHODA M. MOYER departed this life on 02/19/2021.

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 US BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE AFC MORTGAGE LOAN ASSET BACKED NOTES, SERIES 1999-3 vs. ALAN W. MOYER a/k/a ALAN MOYER.

Clinton J. Walters, Sheriff  
Bradford County Sheriff's Office  
Towanda, PA  
October 4, 2023

Oct. 3, 10, 17