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List of Categories (check one)

- Appliance/Furniture
- Auction/Antiques
- Automotive
- Employment
- Farm/Animals
- General
- Home Heating
- Home Improvement
- Outdoor Power
- Real Estate
- Rec. Sport
- Rentals
- Services

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City _____ Zip _____



1. Select your category and write your ad how you wish it to read in the form provided.
2. Calculate cost: count the number of words in your ad. Ads up to **20 words cost \$8.00 per week**; for each additional word add 20¢ per word.

3. Send Payment and Form to:

THE REPORTER 39 Elm Street, Delhi NY 13753

Call: **607-464-4009** or Submit Online 24/7: **The-Reporter.net**

DEADLINE:
1pm Tuesday

APPLIANCE REPAIR

MrNiceMan Appliance Repair LLC. Washers, Dryers, Refrigerators, Stoves, Air Conditioners, Water Tanks. 7 Days a Week! Licensed and insured. Money back guarantee. Call in honor of DOUG 607-637-4394. B42AR

boat: Fast Free Pickup - 24hr Response Tax Deduction - Easy To Do! Call 24/7: 855-905-4755 Z41AU

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Yeah, we do signs too. Lawn signs with stakes (Events or Contractor promotion), banners (street, trade shows or parade use) long term outdoor all weather to apply to the side of a building or in front of it. Call our specialists today to review your custom sign needs. Or, go online to request a quote. www.dckr.com.

FAMILY HEALTH CARE

My Caring Plan's local advisors have helped thousands of families with unique needs find senior living. Can you afford 2k a month in rent? We can help for free! 866-989-1812 Z41HC

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GENERAL

DIVORCE \$389 - Uncontested divorce papers prepared. Only one signature required. Poor person Application included if applicable. Separation agreements. Custody and support petitions. 518-274-0380 Z41G

DIRECTV Sports Pack - 3 Months on Us! Watch pro and college sports LIVE. Plus over 40 regional and specialty networks included. NFL, College Football, MLB, NBA, NHL, Golf and more. Some restrictions apply. Call DIRECTV 1-888-534-6918 Z41G

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BEST SATELLITE TV with 2 Year Price Guarantee! \$59.99/mo with 190 channels and 3 months free premium movie channels! Free next day installation! Call 888-508-5313. Z41G

FOR SALE: Four studded snow tires with wheels. Bridgestone

Blizzak 225/60R17. Wood snow fence & posts. Call for more information, 607-437-3259. 42G

For Sale: Chipper-Leaf Shredder (Craftsman), very good condition, asking \$150.00, Dandignac, Delhi, NY 607-746-2864 X41G

COMMUNITY EVENT

Is your civic organization having a community event? Post it today in The Reporter's event calendar. Go to The-Reporter.net and click on submit under the calendar tab. This is the best way of having your event considered for inclusion in the print edition of The Reporter and other publications published by Decker Advertising Inc. OtfG

HELP WANTED

TAKING APPLICATIONS for saw mill laborers. Please apply in person at Cannonsville Lumber Inc., 199 Old Route 10, Deposit, NY 13754 607-467-3380. Pay based on experience. BTFHW

HOME IMPROVEMENT

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 866-393-3636 Z41HI

Do you need a Roof or Energy Efficient Windows & Help paying for it? YOU MAY QUALIFY THROUGH NEW RELIEF PROGRAMS (800) 944-9393 or visit NYProgramFunding.org to qualify. Approved applications will have the work completed by a repair crew provided by:

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RENTALS

MOUNTAINVIEW ESTATES-A NICE PLACE TO LIVE! All apartments have appliances, ample storage and patio/balcony. Also on-site laundry, playground, on-site parking, and full time maintenance staff. Call or stop in for application. Mountainview Terrace, Walton, NY. 607-865-4278, NYS Relay 711, Monday & Wednesday 8AM - 4:00 PM. EHO/HCA BTFHR

Westbrook Apartments, Walton, NY. Subsidized/Income Eligible. Our apartments have abundant closet & storage space, window coverings, large pantries, ample parking, playground, full-time maintenance staff with 24 hour emergency service and on-site laundry. We allow one small pet with pet deposit. Call or stop in for an application or applications are available on-line at crrentalmgmt.com. Westbrook Apartments, 141 East Street, Walton, NY 13856. 607-865-8762, NYS Relay 711. EHO, HCA. BTFHR

Walton one bedroom, available immediately. Refurbished high ceilings, large rooms, new appliances & floors, private parking. Suitable for single or couple. No pets. \$795. Text 718-683-8224. 42FR

DCEC is now hiring a Human Resources, Payroll and Benefits Manager

Responsible for payroll and benefits administration, employee recognition programs, and having overall knowledge of all human resource functions. Manages the timesheet process, expense report process, reimbursements, credit card reconciliation and conducts employee benefit meetings. Must have knowledge of HR practices and NYS labor law as well as experience with payroll administration. Salary Range \$65,000-\$90,000 DOQ

See dce.coop/job-postings for full job description.

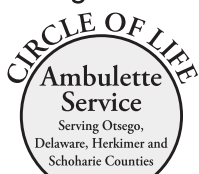
Send Resume and Cover Letter to hr@dce.coop or 5 N Depot St, PO Box 471 Delhi, NY 13753

DCEC is an equal opportunity employer and provider, and complies with all federal and state laws.



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has the following anticipated vacancies:

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District will provide training. CDL - Class B w/air brake, passenger and school bus endorsement preferred, but not necessary. Salary starting at \$18.86/hr.

Director of Facilities I or II

12-month, Civil Service position with salary & benefits per the CSEA contract, starting November 1, 2023. The successful candidate must have passed or be able to pass the Delaware County Civil Service exam. Salary starting at \$19.42/hr.

Director of Transportation

12-month, Civil Service position with salary & benefits per the CSEA contract. Salary starting at \$21.48/hr.

Substitute School Nurse

Registered Nurse. Salary starting at \$19.13/hr.

Written applications may be submitted by 10/30/23 to:

Stacy Ward, Superintendent

ROXBURY CENTRAL SCHOOL

53729 State Hwy. 30 • Roxbury, NY 12474 • EOE



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THE REPORTER

Check out our Local Classifieds



Mountainside Residential Care Center

Westchester Medical Center Health Network



Margaretville Hospital

Westchester Medical Center Health Network

Ready to join the employer of choice in Margaretville?

Margaretville Hospital and Mountainside Residential Care Center, members of the Westchester Medical Center Health Network (WMCHealth) are hiring for all clinical & non-clinical positions including RNs, LPNs, CNAs and more, and we want to meet you!

Join us at our upcoming hiring event and chat with recruiters and hiring managers to learn more. Hiring managers will conduct interviews – you might even receive an on-the-spot offer.



Reserve your spot today.
WMCHealthJobs.org

WMCHealth is an Equal Opportunity Employer. It is the policy of Westchester Medical Center Health Network to provide equal employment opportunities without regard to race, color, religion, gender, national or ethnic origin, sex, sexual orientation, gender identity or expression, age (40 or older), marital status, genetic information or carrier status, disability (mental or physical), citizenship status, pregnancy, military service or veteran status, arrest or criminal accusation, domestic violence victim status or any other status protected by federal, state, or local law.



Sign-on Bonus May Be Available



Expedited Onboarding



On-The-Spot Job Offers



Hiring Event

Monday, October 16
10 a.m. – 3 p.m.

Margaretville Village Hall
773 Main Street, Margaretville, NY 12455

Public notices/legals submit online 24/7 at: www.The-Reporter.net

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Public Notices

REAL ESTATE AUCTION

See Auction Section For Full Details

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Community CALENDAR

For a complete list of events and meetings searchable by date, category and location go to www.The-Reporter.net and click on calendar.

Friday, October 13

The Art of Bereavement: A creative Grief Support group, using art to explore Grief and Loss. This adult event is free! Space is limited; please register at 432-5525. The Art of Bereavement 1 Bridge Street, Sidney, NY.

Saturday, October 14

5th Catskill Covered Bridge Rally: This is a noncompetitive tour open to all cars. Starting at the Catskills Visitor Center on state Route 28 in Mount Tremper, the course follows 13 rivers and creeks and crosses several historic Covered Bridges on a 135 mile romp through the Catskill Park and Forest Preserve. Guided by custom maps, this is a wonderful drive for people who enjoy driving our beautiful region. Cost is \$50, starts at 10 a.m. For more information visit www.1903autorun.com, or contact Rally Master Robert Selkowitz at 1903autorun@gmail.com, 845-657-6982.

6th Annual Harvest Fest: Join us on October 14 at our Cooperstown Taproom for a celebration of all things Autumn. Wear your warmest flannel, cozy up by our firepit, and fall in love with what's

on tap. With live music, yummy food specials, delicious drinks, and classic fall decoration complete with pumpkins, mums, and cornstalks, this will be a great way to celebrate the new season. Red Shed Brewery, Cooperstown. Visit our Facebook for updates.

Aeolian Dance: From 3 to 5 p.m. feel the rhythm and grace as the wind section of the FCO performs enchanting works by Enescu, Mozart and Saint-Saens in Aeolian Dance. Event will take place at 46 River Street, Cooperstown. For further information visit <https://www.eventbrite.com/e/aeolian-dance-tickets-656211756027?aff=ebdssbdstsearch>.

Early Technology Day 1: 10 a.m. to 4 p.m. Visitors - watch and participate in the process of flint knapping (the ancient art of making chipped stone tools), fire making, cordage making, atlatl spear throwing and early archery. Iroquois Museum, 324 Caverns Road, Howes Cave. For more information visit www.iloveny.com/event/saturday-october-14-from-10-to-4-early-technology-day/64302.

Fall Farm Tour: From 2 to 4 p.m., join Unadilla Community Farm Education Center for a fall farm tour. This 2-hour in depth tour will include a walk-through of the food forest & explanation of our natural building projects. We'll have plenty of time to answer your questions about agro-forestry, permaculture design, eco construction, and more. Sliding scale starting at \$5. 5937 County Hwy 18, West Edmeston. For more information visit <https://unadillacommunityfarm.org/falltour/> or email enadillacommunityfarm@gmail.com.

From Concept to Bookshelf: From 11:30 a.m. to 2:30 p.m. GPCo author Rudy Garbely provides an in-person lecture for the Bridge Line Historical Society on the process for writing and developing a comprehensive railroad history book. Brooks' House of Bar-B-Q, 5560 NY-7, Oneonta. For further information visit <https://www.garbelypublishing.com/events/oneonta2023>.

FREELANCE WRITERS

The Reporter is looking for freelance journalists/writers to cover any or all of the following: local government meetings, feature stories, sports and weekend assignments.

Interested Candidates:
Send resume, cover letter, writing samples and coverage interest to r.shepard@dckr.com

THE REPORTER

www.the-reporter.net • 607-464-4009
39 Elm St., Delhi, NY 13753

Octoberfest: Y'all come back to J&D's for your honky tonk twang fix. J & D's Wagon Wheel, 4918 State Highway 28, Cooperstown. Visit our Facebook. J & D's Wagon Wheel 4918 NY-28, Cooperstown, NY.

Schoharie County Harvest Fair : Schoharie County Harvest Fair 10 a.m. to 5 p.m. at The Old Stone Fort. Vendors, food and the museum will be open. For more information visit www.facebook.com/events/659853245534522

Woodstock School of Art Grant Arnold Exhibition: This exhibition by curator Bruce Weber will be the first extensive study of Grant Arnold and the Golden Era of Woodstock Lithography, 1930-1939. Free event. 2-4 p.m. Woodstock School of Art, 2470 NY-212. For more information visit woodstockschoolofart.org or call 845-679-2388.

Sunday, October 15

GOAToberfest: Beginning at 3 p.m. Goat Yoga, Pumpkin Picking, Farm Tour, Hayrides, beer, and food. What to bring: A mat or towel, water bottle, a shirt that completely covers your back, comfortable clothes and shoes. For more information on this event visit <https://www.nygoatyoga.com/classes>

GOBLIN, DISRUPTOR & KATHOOK - Live at Foothills: From 7 to 9 p.m. You are cordially invited to join us for an evening of heavy music as presented by some of the finest gentlemen this side of the Susquehanna. Heavy music for your eyeballs and earbells. 24 Market Street, Oneonta. For more information on tickets and questions visit <https://www.eventbrite.com/e/goblin-disruptor-kathook-live-at-foothills-ny-tickets-711558609957?aff=ebdssbdstsearch>.

Music World Tour featuring 2023 Concert Artists Guild Competition winner ArcoStrum: On Sunday, October 15 at 3PM, Friends of Music of Stamford NY presents a concert by ArcoStrum, winner of the prestigious 2023 Concert Artists Guild Competition. ArcoStrum's 70-minute Musical World Tour chamber music program combines mixed-genre,

multi-culture, and cross-era selections of self-arranged music from all corners of the world—including works by Vivaldi, Scarlatti, Fernandez, Bach, Barrios, Dyens, de Falla, Piazzolla, Zhihui, and Hai-huai. Formerly known as Bestfriends Duo, ArcoStrum is Strauss Shi (violin, erhu, dizi) and TY Zhang (classical guitar, electric guitar). This event is hosted by the First Presbyterian Church at 96 Main Street, Stamford, NY. Admission is by donation at the door; the suggested donation is \$12 per person, \$6 for seniors & students. There is no charge for those under age 13. Cash or check only; no reservations or advance sales. "While the traditional Chinese instruments allow us to imitate the sounds of nature, such as horse and bird calls, the electric guitar brings new tones and possibilities across time and culture. Our Musical World Tour program invites our audience on a movie-like experience, with each piece allowing audiences to build a personal connection with this adventurous journey." First Presbyterian Church 96 Main Street, Stamford, NY.

The Caves of Wright : The Caves of Wright with local expert starts at 3 p.m. Join us for a special event to learn about our local cave system. More details to come. Gallupville House, 913 NY-443, Gallupville, NY 12073. For more information visit www.gallupvillehouse.org/events/the-caves-of-wright-with-local-expert.

Got News?

Have you seen or heard anything "Newsworthy"?

If so, please let us know!

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Warren County • 25+ Properties Available

Saturday, October 21, 2023

Registration: 8AM • Auction Start: 10AM
Location: Warren County Courthouse
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Public Notices

Public notices/legals submit online 24/7 at: www.The-Reporter.net

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DELAWARE COUNTY Notice of Sale
SUPREME COURT COUNTY OF DELAWARE, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. GEORGE E. NEBESNIK, Defendant. Pursuant to a Default Judgment, Judgment of Foreclosure and Sale and Amendment of Caption duly entered on August 30, 2023, I, the undersigned Referee will sell at public auction at the Delaware County Supreme Courthouse, 3 Court Street, Delhi, NY 13753 on November 8, 2023 at 1:00 p.m., premises known as 58 Pearl Street, Hobart, NY 13788. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Stamford, County of Delaware and State of New York, Section 88.5, Block 7 and Lot 6. Approximate amount of judgment is \$114,138.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #EF2023-85. Cash will not be accepted. COVID-19 safety protocols will be followed at the foreclosure sale. Stephen F. Baker, Esq., Referee Knuckles, Komosinski & Manfro, LLP, 565 Taxter Road, Suite 590, Elmsford, NY 10523, Attorneys for Plaintiff

Town of Sidney Public Notice
Evergreen Hill Cemetery Association
The Evergreen Hill Cemetery Association of Unadilla wants to remind all lot owners/family members that we will be doing our fall cleanup of the cemetery. All the dead flowers, artificial flowers, planters/flowerpots and decorations will be removed on November 4, 2023. Fall decorations placed now and Christmas decorations placed in December will be removed next spring by April 15, 2024. If there are personal items that you want to keep, please remove before the above dates. Thank you from the Cemetery Board Members.

Village of Walton Help Wanted
The Village of Walton is seeking a full-time truck driver. A CDL class B license is required. The position would also include laborer duties and must be able to work well with the public. Benefits include paid time off, health insurance, NY State retirement, and a team-oriented work environment. Applications available at the Village Hall, 21 North St. or on our website, villageofwalton.com. Completed applications accepted through October 20th. The Village of Walton is an EOE. Call Butch Smith, 607-865-6110, with questions.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY
Hannan Hospitality LLC filed w/ SSNY 9/26/23. Off. in Delaware Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 14 Gardiner Pl, Walton, NY 13856. Any lawful purpose.

Town of Walton Legal Notice
LEGAL NOTICE
The Town of Walton will issue Request for Proposals (RFP) to provide a reassessment of all local assessed properties within the assessing unit. The estimated length of the project is from January 2024 through July 2025.
The Town of Walton will hold a pre-proposal meeting on October 25, 2023 at 10:00 a.m. The RFP will be issued on or about October 11, 2023. Proposals are due by November 8, 2023 by 4:00 p.m. at 129 North Street, Walton, NY 13856.
The Town of Walton is an equal opportunity employer and minority and women owned businesses are encouraged to reply. This legal notice, RFP, and any agenda will be posted on the Town of Walton's website at townofwalton.org. For further information and to obtain a copy of the RFP contact.
Ronda Williams
Town Clerk
129 North Street
Walton, New York 13856
607-865-5766
waltonclerk@stny.rr.com

Town of Hamden Help Wanted
The Town of Hamden is seeking bids from interested parties on snow clearing and ice removal of unattended sidewalks in the hamlet. Bids must be submitted as an average fee per property of sidewalk cleared of ice and snow. Particulars may be obtained at the Town Hall. Bids must be submitted by October 31, 2023 before 2 pm. Bids may be submitted to Town of Hamden Clerk, PO Box 32, Hamden, NY 13782, in person at the Town Hall or to hamden.clerk@gmail.com.
Dennise Yeary
Hamden Town Clerk
October 10, 2023

Town of Colchester Legal Notice
Town of Colchester Public Notice

Notice that the Friends of the Town of Colchester Library will be holding its Annual Board Meeting on Tues. October 17th, 2023 at 6:00 PM. The meeting will be held at Colchester Town Hall, 72 Tannery Road Downsville, NY 13755 in the library downstairs. Election of officers will take place followed by a business meeting.

Delhi Joint Fire District Legal Notice
NOTICE IS HEREBY GIVEN that the Proposed Budget (2024) of the Delhi Joint Fire District of the Town(s) of Delhi, Meredith and Hamden, State of New York, will be presented to the Board of Fire Commissioners of the Delhi Joint Fire District, for its consideration.

A PUBLIC HEARING will be held at 8:00 p.m. at the Delhi Fire Hall, 140 Delview Terrace Extension, Delhi, New York 13753, in the Town of Delhi, State of New York on the 17th day of October, 2023.

Pursuant to Town Law §105, the Board of Fire Commissioners must hold a public hearing on the budget, make the proposed budget available to the public prior to the public hearing, allow the public to comment on the budget at the public hearing. This public hearing must be held to allow maximum public participation in the hearing. The purpose of the public hearing is to allow any person to be heard in favor of or against the proposed budget as it is submitted, or for or against any item or items contained in the proposed budget, and hearing all persons interested in the subject concerning same.

That a copy of the proposed budget is available at the Office of the Town Clerk(s) of the Town(s) of Delhi, Meredith and Hamden at (5 Elm Street, Delhi, NY, 4247 Turnpike Road, Meridale, NY and 37029 State Hwy 10 Hamden, NY 13782) where it may be inspected by any interested person during regular office hours.

Dated: October 5, 2023
Board of Fire Commissioners
Delhi Joint Fire District
5 Elm Street
Delhi, NY 13753

DELAWARE COUNTY Public Notice
TO THE VOTERS OF DELAWARE COUNTY
PURSUANT TO SECTIONS 4-1201& 4-122.1 OF THE NEW YORK STATE ELECTION LAW, please take notice that the following list contains the name of every candidate for public office to be filled at the General Election to be held Tuesday, November 7, 2023. All polling places will be open from 6:00 A.M. to 9:00 P.M.

TITLE OF OFFICE	NAME OF CANDIDATE
Governor & Lt New York State	Kathy C Hochul (DEM) (WOR) Antonio Delgado (DEM) (WOR) Lee Zeldin (REP) (CON) Alison Esposito (REP) (CON)
Comptroller	Thomas P DiNapoli (DEM) (WOR) Paul Rodriguez (REP) (CON)
Attorney General	Letitia A James (DEM) (WOR) Michael Henry (REP) (CON)
United States Senator	Charles E Schumer (DEM) (WOR) Joe Pinion (REP) (CON) Diane Sure (I)
Representative in Congress District	Josh Riley (DEM) (WOR) Marcus Molinaro (REP) (CON)
State Senator 51 • District	Eric Ball (DEM) (WOR) Peter K Oberaeker (REP) (CON)
Member of Assembly 101	District Matthew Mackey (DEM) (WOR) Brian Maher (REP) (CON)
Member of Assembly	District Nicholas S Chase (DEM) (WOR) Christopher Tague (REP) (CON)
Member of Assembly 121 District	Joe Angelino (REP) (CON)
County Court Judge	Andrew van Buren (DEM) (WOR) John Hubbard (REP) (CON)
Town of Andes Town clerk 1 Yr. vac	Carol Ames (DEM) (REP)
Town of Bovina	Dominic Gullow (REP)
Member Of Council Yr. Vac	John N Felber (I)
Town of Deposit	Gay Merrill (REP)
Town Justice Town Of Hamden	Kevin Greene (DEM) Paul Muratore (REP) (1)
STATE PROPOSALS	
Proposition I: Clean Water, Clean Air, and Green Jobs Environmental Bond Act of 2022.	Yes No
TOWN PROPOSAL	
Town Of Franklin proposition Clean Water, Clean Air, and Green Jobs Environmental Bond Act Of	Yes No
Proposition Shall the Township Of Franklin allow retail cannabis dispensaries within the boundaries Of the Township Of Franklin?	Yes No
Proposition 3: Shall the Township Of Franklin allow on-site cannabis consumption establishments With the boundaries Of the Township Of Franklin?	Yes No
(DEM) Democratic (REP) Republican (CON) Conservative (WOR) Working Families (I) Independent Election Night Results will be on the Delaware County Elections Website: http://www.co.delaware.ny.s/departments/elec/election night reporting.htm Maria E Kelso Judith L Garrison Delaware Couaty Commissioners of Elections Delhi, NY Dated: October 12 2022	

HIRING?
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Sidney Central School District INVITATION FOR BIDS
Invitation For Bids:
The Sidney Central School District invites sealed bids, in duplicate, for their 2024 Capital Project consisting of General Trades, Mechanical, Plumbing, Electrical and Site work.
Bids will be accepted by the Owner until, no later than, 3:30 PM local time on October 18, 2023. Bids shall be delivered to the front office and addressed to Aimee Warner, School Business Executive. Address is 95 West Main Street, Sidney NY 13838
Bids will be opened publicly, directly after the bid acceptance and read aloud at 3:30 in the Auditorium. Complete set Contract Documents may be obtained Starting September 27th, 2023 upon receipt of a \$75.00 deposit per set made payable to Sidney Central school District at Dataflow, 19 S. Washington Street, Binghamton NY 13903 (607) 772-2001



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Public Notices

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DELAWARE COUNTY Legal Notice PUBLIC HEARING

In accordance with section 240 of the Laws of 2006 , the Downsview Fire District will hold a Public Hearing pertaining to the Proposed 2024 Budget for the Downsview Fire District.

Said hearing will be held at the Downsview Fire Hall, 15166 St Hwy 30, Downsview, NY 13755 on October 17, 2023 at 7:00 pm and is open to the public.

A copy of the proposed budget is available at the office of the Clerk of the Town of Colchester or by contacting the Downsview Fire District, PO Box 341, Downsview, NY 13755.

Secretary,

Lavonne Shields
Secretary
Downsview Fire District

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Laura Maneates, Licensed Mental Health Counselor, PLLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/15/2023. Cty: Delaware. SSNY desig. as agent upon whom process against may be served & shall mail process to 1805 Federal Hill Rd., Delhi, NY 13753. Purpose: Mental Health Counseling

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

THE STUDIO UPGATE LLC Art of Org. filed with the SSNY on 08/23/2023. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose.

Town of Kortright Legal Notice

TOWN OF KORTRIGHT NOTICE OF HEARING ON PRELIMINARY BUDGET NOTICE IS HEREBY GIVEN that the preliminary budget for the Town of Kortright, for the fiscal year beginning January 1, 2024, has been completed and filed in the Town Hall, 51702 State Highway 10, Bloomville, NY where it is available for inspection by interested persons. FURTHER NOTICE IS HEREBY GIVEN that the Town Board will meet and review said preliminary budget and will hold a public hearing thereon at the Town Hall on the 16th day of October 2023 at 7:30P.M. At said hearing any persons may be heard in favor of or against any item or items therein contained. Pursuant to Section 113 of the Town Law the proposed salaries of the following Town Officers are hereby specified: Supervisor - \$14,101.00 Highway Superintendent - \$58,510.00 Town Clerk / Tax Collector/Registrar - \$30,582.00 Water District Collector - \$1,802.00 Sewer District Clerk - \$3,001.00 Justice - \$14,042.00 Assessor - \$24,468.00 Councilman 4 each - \$1,971.00 Code Enforcement Officer - \$12,054.00 Bookkeeper - \$8,010.00 Sewer District Bookkeeper - \$5,414.00 TAKE FURTHER NOTICE the Town Board will hold a regular board meeting immediately following to act on any business brought before them. Kristin A. Craft Kortright Town Clerk

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

ALPINE GUTTERS LLC. Filed 7/6/23. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: 577 Main St, Apt 4, Franklin, NY 13775. Purpose: General

DELAWARE COUNTY Foreclosure Notice

NOTICE OF SALE SUPREME COURT DELAWARE COUNTY U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR EMC MORTGAGE LOAN TRUST 2005-A, MORTGAGE P A S S - T H R O U G H CERTIFICATES, SERIES 2005-A, Plaintiff against DAWN M. THOMSON A/K/A DAWN THOMSON, et al Defendant(s) Attorney for Plaintiff(s) Fein, Such & Crane, LLP, 28 East Main Street, Suite 1800, Rochester, NY 14614. Pursuant to a Judgment of Foreclosure and Sale entered October 3, 2019, I will sell at public auction to the highest bidder at Delaware County Courthouse, 3 Court St, Delhi NY 13753 on October 27, 2023 at 10:00 AM. Premises known as 549 Stoodley Hollow Road, Walton, NY 13856. Sec 168. Block 1 Lot 14.2. All of those certain piece or parcels of land situate in the Town of Hamden, County of Delaware and State of New York. Approximate Amount of Judgment is \$99,255.32 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 000283/2017. The foreclosure sale will be conducted in accordance with 6th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. John J. Wadlin, Esq., Referee SPSNC574

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

B O O K K E E P E R PRODUCTIONS LLC. Filed 4/17/23. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: Po Box 233, New Kingston, NY 12459. Purpose: General

Town of Franklin Legal Notice

Town of Franklin Public Notice Election Notice An election for a 6 year term seat on the Board of the Kellogg-Franklin Trust will be held on October 24, 2023 from 6-8 PM at the parsonage of the Treadwell UM Church at 68 Church Street Treadwell NY. A volunteer position is open to residents of the former ALK School District or the Town of Franklin, and registered voters in the Town of Franklin are eligible to run and serve as Kellogg- Franklin Trust Board members. Individuals wishing to run and serve are required to submit to the Kellogg-Franklin Trust Secretary a petition containing at least 25 names and signatures including addresses, all of which are required to be residents of the towns of Franklin, Meredith, or Delhi. Petitions can be obtained from the Kellogg-Franklin Trust secretary-Dorian Huneke-307 Case Hill Rd, Treadwell NY, 607-829-6678. The petition must be filed at least 10 days prior to the October 24th election date. Kellogg-Franklin Trust Lori Taggart, chairperson

DELAWARE COUNTY Public Notice

September 15, 2023 TAKE NOTICE THAT; that anyone with an equal, prior or superior equitable or legal right or interest in/to/for/of the TITLE: SANTANA JOHNAS, FLERIDA OR FLERIDA CONSUELO SANTANA OR FLERIDA SANTANA or FLERIDA JOHNAS or FLERIDA PARKER or FLERIDA SANTANA PARKER in any style variations thereof capable to confuse, suspend or clog said Title, right or interest in/to/for Title is HEREBY REQUESTED to present their claim to witness: SANTANA JOHNAS, FLERIDA 157 West Main Street, Stamford NY 12167 before expiration of thirty days of this publication. I have returned from sea.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Soka Properties LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-09-25. Office location: Delaware County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to The LLC: P.O. Box 98 Margaretville NY 12455-0098. Purpose: Any lawful purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Hannan Real Estate LLC filed w/ SSNY 9/26/23. Off. in Delaware Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 14 Gardiner Pl, Walton, NY 13856. Any lawful purpose.

Town of Walton Legal Notice

WALTON FIRE DISTRICT

NOTICE OF PUBLIC HEARING

ON THE PROPOSED 2024 BUDGET

AND SPECIAL MEETING

The Board of the Walton Fire District will hold a public hearing on the Proposed 2024 Budget at 7:00 p.m. Tuesday, October 17, 2023 at the Walton Fire Hall, 61 West Street, Walton, followed by a special meeting of the Board of Fire Commissioners to conduct such business as may come before the Board.

Walton Fire District

By: Lenore A. Dutcher Secretary Dated: September 28, 2023

Town of Kortright Notice of Meeting

The Annual Meeting of the North Kortright Cemetery Association will be held on October 23, 2023 at 6:00 pm in the Charlotte Valley Presbyterian Church, Davenport, NY for the purpose of electing 9 Directors and transacting any other business that comes before the meeting.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Silvestri Bluestone Estate LLC. Filed 8/7/23. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: 35 Stevens Rd, Delancey, NY 13752. Registered Agent: United States Corporation Agents, Inc., 7014 13th Avenue, Suite 202, Brooklyn, NY 11228. Purpose: General

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

SpeCulture LLC. Filed 8/24/23. Cty: Delaware. SSNY desig. for process & shall mail 244 Delaware Lake Rd, Long Eddy, NY 12760. Purp: any lawful.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Washville LLC. Filed with SSNY on 9/5/2023. Office: Delaware County. SSNY designated as agent for process & shall mail to: 2114 Fish Hollow Rd Walton NY 13856. Purpose: any lawful



Town of Tompkins Legal Notice

Town of Tompkins Public Notice

LEGAL NOTICE

Town of Tompkins Fire District, Notice of Public Hearing on the Proposed Budget for 2024 followed by a special board meeting. The Board of Commissioners of the Tompkins Fire District will hold a public hearing on October 17, 2023 on the Proposed Budget for 2024 at 6:00pm at the Trout Creek Fire Station located at 8695 County Route 27, Trout Creek, NY, Town of Tompkins. At the close of the hearing there will be a special meeting of the commissioners to conduct any and all business that may come before the board. Tompkins Fire District By: Kim Holden Secretary Dated: October 02, 2023

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Teed Hill Preserve, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/5/23. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Boris Gilzon, 391 16 St, Brooklyn, NY 11215. Purpose: any lawful activity.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of NORTHWEST VIEW HOLDINGS LLC. Arts. Of Org. filed with SSNY on 05/17/2023. Office location: Delaware SSNY desig. As agent of LLC upon whom process against it may be served. SSNY mail process to 485 LEXINGTON AVENUE, NEW YORK, NY, 10017. Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

EST RENTS LLC. Arts. of Org. filed with the SSNY on 09/07/23. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 926 Benedict Street, Bohemia, NY 11716. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Keelbone LLC Auth. filed w/ SSNY 9/12/23. Off. in Delaware Co. Cert of Form filed w/ SSDE 8/7/23. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 3389 Floyd Ter., LA, CA 90068. Add. maintained in DE: National Registered Agents, Inc. 1209 Orange St, Wilmington, DE 19801. Name & add. of auth. officer in DE where Cert of Form filed: SSDE, Corp. Div., 401 Federal St, Ste. 4, Dover, DE 19901. Any lawful purpose.

Town of Sidney Public Notice

The Sidney Town Board will be holding a Budget Workshop on Tuesday 24, 2023 at 5:30 P.M. in the Town Board Room, located at 44 Grand Street, Sidney. Public is Welcome.

DELAWARE COUNTY Legal Notice

SUPREME COURT - COUNTY OF DELAWARE U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff -against- RICHARD LAYMAN; DIANE NEARING; SPENCER LAYMAN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on July 12, 2023, I, the undersigned Referee will sell at public auction at the Delaware County Courthouse, 3 Court Street, Delhi, NY on October 24, 2023 at 1:00 p.m. premises situate in the Village & Town of Hancock, Delaware County, New York. Section: 429.13 Block: 4 Lot: 22 All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction. Said premises known as 192 W. MAIN STREET, HANCOCK, NY Approximate amount of lien \$146,496.15 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number EF2022-488 TIMOTHY P. BURKE, ESQ., Referee Pincus Law Group, PLLC Attorney(s) for Plaintiff 425 RXR Plaza, Uniondale, NY 11556

{* THE REPORTER*}

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Leo's Lawn Care LLC filed w/ SSNY 9/26/23. Off. in Delaware Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 205 Hillside Dr, Oneonta, NY 13820. Any lawful purpose.

Town of Hamden Public Notice

LEGAL NOTICE

Notice is hereby given that the Town of Hamden preliminary budget for the fiscal year beginning January 1, 2024 has been completed and filed in the Office of the Town Clerk where it is available for inspection during regular office hours.

Further notice is hereby given that the Town Board will meet and review said budget and hold a public hearing at the Hamden Town Hall at 6:30 pm on the 3rd day of November 2021 and at such hearing any person or persons may be heard in favor of or against the preliminary budget as compiled or for or against any item or items therein contained pursuant to Section 108 of the Town Law and proposed salaries of the following Town Officers and hereby specified as follows:

Supervisor	\$ 9,000
Clerk/Collector	15,400
Councilmen	2,000 ea
Town Justice	7,200
Supt of Hwy	58,000

Regular meeting will follow the public hearing. Dated: October 10, 2023

Dennise Yeary
Hamden Town Clerk

SIDNEY CENTER Public Notice

Sidney Center Fire District Annual Budget Hearing The annual budget hearing will take place on October 17, 2023 at 6:30 PM at the Sidney Center Firehouse, 6762 Cty Hwy 35, Sidney Center, Town of Sidney, Delaware Co, NY for the purpose of presenting the proposed budget for 2024. A copy of the proposed budget is available for review at the office of the Town Clerk, Sidney NY. Gerald Ruestow, Chairman Sidney Center Board of Fire Commissioners

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

LEGAL NOTICE RALSTON PROPERTIES, LLC Notice of Formation of Limited Liability Company Arts. of Org. of Ralston Properties, LLC ("LLC") filed with Dept. of State of NY on September 13, 2023. Office location: Delaware County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 461 Quaker Hill Road, Jefferson, New York 12093, principal business address. LLC does not have a specific date of dissolution. Purpose: All legal purposes. Filer: Lavelle & Finn, LLP, 29 British American Bl., Latham, NY 12110.

DELAWARE COUNTY Legal Notice

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF DELAWARE

INDEX NO. EF2023-26 SUPPLEMENTAL SUMMONS

Mortgaged Premises: 7 OAK AVENUE & 5 OAK AVENUE, SIDNEY, NY 13838

Section: 115.15, Block: 6, Lot: 2 AND 3

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs.

PAMELA GAVAN, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ALFRED F. MERTZ A/K/A ALFRED MERTZ; TIMOTHY MERTZ, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ALFRED F. MERTZ A/K/A ALFRED MERTZ; CHRISTINE KALATZIS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ALFRED F. MERTZ A/K/A ALFRED MERTZ; AMBER ROWE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ALFRED F. MERTZ A/K/A ALFRED MERTZ; ANGIE SIMPKIN, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ALFRED F. MERTZ A/K/A ALFRED MERTZ; UNKNOWN HEIRS AND DISTRIBUTES OF THE ESTATE OF ALFRED F. MERTZ A/K/A ALFRED MERTZ, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; LARRY PLOWS; BIANCA PLOWS,

"JOHN DOE #3" through "JOHN DOE #12," the last ten names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, Defendants.

Plaintiff designates DELAWARE as the place of trial situs of the real property

To the above named Defendants

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.

NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT

THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$40,000.00 and interest, recorded on December 30, 2005, in Liber 1316 at Page 187, of the Public Records of DELAWARE COUNTY, New York., covering premises known as 7 OAK AVENUE & 5 OAK AVENUE, SIDNEY, NY 13838.

The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.

DELAWARE County is designated as the place of trial because the real property affected by this action is located in said county. NOTICE

YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.


Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.

Sending a payment to the mortgage company will not stop the foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

Dated: September 27, 2023

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff Matthew Rothstein, Esq. 900 Merchants Concourse, Suite 310 Westbury, NY 11590 516-280-7675



HELP HEATHER RAY, STEVE BENDER AND BOYS AS THEY START OVER AFTER A FIRE DESTROYED THEIR HOME

BASKET RAFFLE FUNDRAISER & 50/50

October 21st, Hamden Town Hall
9am-3pm

Tickets may be purchased at the event OR the night before, October 20th at the Town Hall from 7-9pm

50/50 \$5 each or 3 for \$10
Raffle Baskets tickets 10 for \$5
Table with Larger Items \$5
Need not be present to win!

SADDLE UP AND COME ON DOWN TO MAPLEWOOD FARM & ORCHARD'S

FALL FEST

U-PICK PUMPKINS & LIL' BUCKAROO RODEO

• Every Weekend in October Starting 10/7 • 10am-4pm •

ALL DAY EVENTS: U-Pick Pumpkins (by size), Hiking, Sugar House Tour, Hayrides (by donation), Gold & Gem Panning

Market & Good Eats: maple cider donuts, slice & whole pies, cookies, quick breads, cider, lemonade, full line of Maple products available!

LIL' BUCKAROO RODEO & PARADE:
Ages 3-10; starts at High Noon.
Register by 11:30am. \$5/child to register.

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NO CALVES OR BULLS BUT PLENTY OF HORSIN' AROUND!

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HARVEST DINNER
Sat., Oct. 21, 3PM

Take Out Only

HAMDEN COMMUNITY HALL
Behind the Hamden Presbyterian Church
St., Rt. 10
Hamden, NY

Serving turkey, mashed potatoes, dressing, squash, cabbage salad, cranberry sauce, rolls & homemade pie

By Donation

DRIVE THRU TAKE OUT

TURKEY DINNER

Treadwell United Methodist Church

Sat., Oct. 14
4pm to **SOLD OUT**
BY DONATION

Menu: Roast Turkey, Stuffing, Mashed Potatoes & Gravy, Buttered Squash, Cabbage Salad, Rolls, Cranberry Sauce, Homemade Pie

BLOOMVILLE UNITED METHODIST CHURCH

ANNUAL TURKEY DINNER

SAT., OCT. 21ST
TAKE OUT/DRIVE THRU ONLY
3pm until sold out
By donation.

WALTON THEATRE
OCTOBER 13, 14 & 18

SOUND OF FREEDOM

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FRIDAY - 7 PM
SATURDAY - 7 PM
SUNDAY - LIVE SHOW

ADULTS - \$8; 12 & UNDER - \$7
(MATINEE PRICE IS \$1.00 LESS)
Wednesday Matinee 1 PM \$6

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Walton Theatre's

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SECONDS

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31 Gardiner Place, Walton
www.waltontheatre.org

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Sunday
October 15, 3PM

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at the **First Presbyterian Church**
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Stamford, NY
Suggested donation: \$12; \$6 seniors/students

www.friendsmusic.org

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FENIMORE CHAMBER ORCHESTRA WINDS

MAINSTAGE CONCERT

An Extraordinary Experience Of Works
By Enescu, Mozart & Saint-Saens


SUNDAY, October 15, 2023
2:00 PM-4:00 PM
WALTON THEATRE
30 GARDINER PLACE • WALTON, NY

TICKETS: ADULT \$25
SENIOR \$20 • FAMILY \$40
LIVESTREAM \$15

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ADOPTABLE DOG OF THE WEEK SPONSORED BY:



Shawn J. Smith
Acting District Attorney
for Delaware County


40.65° N, 73.98° W 41.90° N, 12.49° E

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- Budgeting**
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 - Preparing healthy food and beverages
 - Shopping for the best prices
- My Plate**
 - Eat foods from every food group
 - Make half of your plate fruits & vegetables
 - Make half your plate whole grains
 - Vary your protein routine
- Activity**
 - Add physical activity to your daily routine

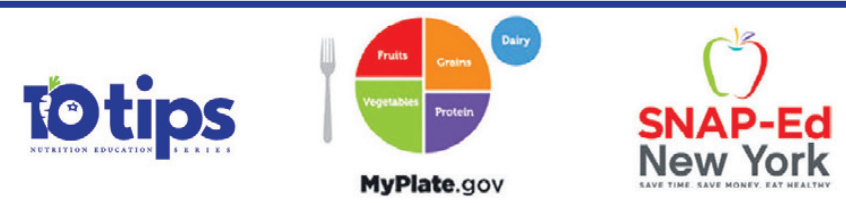


Useful reinforcement items are provided at the end of each class.

Our next workshops are scheduled to take place at:

Sidney Memorial Public Library
8 River Street, Sidney, NY 13838
Fridays in Oct./Nov: 10/13, 10/20, 11/3
All classes begin at 1pm

Delaware County Office for the Aging
Call the **SNAP-Ed Coordinator at 607-832-5750**
DelCoEatHealthy@gmail.com



SNAP-Ed is funded by USDA's Supplemental Nutrition Assistance Program or SNAP.
This institution is an equal opportunity provider.



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Personal Property of the Late
Kathryn Zahar
7683 State Highway 357, Franklin, NY 13775
Online Bidding Closing:
Wednesday October 18th @ 7 pm

Personal Property: Rock maple dining table ~ oak chest of drawers ~ beds ~ stands ~ antique glass & porcelain including a collection of blue Delft plates & figurines ~ chocolate sets ~ prints & wall hangings ~ shelving ~ knick-knacks ~ floor & table lamps ~ garden items ~ books ~ a few tools ~ etc.

Preview for Household and Real Estate: Sunday October 15th 1:00pm - 3pm



For Dawn & Michael Zahar
7683 State Highway 357
Franklin, NY 13775
Online Bidding Closing:
Friday October 20th @ 7 pm

Absolutely Sells to the Highest Bidder Regardless of Price: Very charming three-bedroom home on 3.2+/- acre lot with 2 car garage. First floor features kitchen w/ dining nook, living room, bedroom, bath with whirlpool and shower, laundry/pantry area, and rear foyer entry area. Upstairs has one bedroom with walk-in closet, one room open to the stairs, and a bath w/ claw foot tub. The garage has an attached workshop, lawn & garden equipment storage area, and what used to be a henhouse. Other features include a Generac back-up power system, circular driveway, and very nice landscaping with mature trees and stonework. In a very desirable neighborhood just outside the village (no village taxes). The property is level to gently sloping as it runs from Rte. 357 back towards Ouleout Creek. This property has been in the same family for three generations, and no wonder. It's the kind of property that doesn't come on the market very often. Perfect for someone that wants a little farmette but wants to walk into town. A truly rare opportunity as it **Absolutely Sells to the Highest Bidder Regardless of Price without minimum or reserve!**

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Mon. Oct. 9th - Cull Dairy ave. \$.85 top cow \$1.17, Cull Beef \$.30- \$1.01, Organic cull dairy \$.84 - \$.94, Grassfed Organic cull \$.69 - \$1.20, Bulls (over 1200#) \$1.16 - \$1.40, Steers (1130#-1660#) \$1.19 - \$1.29, Dairy Feeders \$.57 - \$1.75, Feeder heifers - \$1.07 - \$2.07, Feeder Steers \$1.35 - \$1.40, Feeder bulls \$1.26 - \$1.90, Bull calves top \$3.35 top beef calf \$7.65, Heifer calves top \$1.29 beef calves top \$7.15, Piglets \$27.00 - \$65.00, Dairy milking age top \$2950, bred heifers top \$1450, young heifer calves top \$460, Reg. Service bulls top \$1700.

Mon. Oct. 16th - Normal Monday Sale & Monthly Sheep, Lamb, Goat & Pig Sale. A load of pastured pigs -(Yorks, York/Duroc, Hampshire, berkshire breeds) from piglets to slaughter size - consisting of boars & sows. Special: Selling a group of Angus feeders some of the best quality you will find 5 feeder heifers & 5 feeder steers all double vaccinated.

Mon. Oct. 23rd - Normal Monday Sale & Organic Day. Special: Certified Organic Dairy consisting of 40 milking age, 12-15 bred heifers - more info next week.

Sat. Oct. 28th - Fall Premier All Breed Dairy Sale 11:30 AM. Selling 130 head of Registered Dairy Cattle All Breeds for this sale. Featuring Milking Herd & Bred Heifers for Gold-Bar Holsteins. Other great consignments from Ceder-Lane, Maiden-Kine, Honor-Roe, Allen Peters, RRR Dairy, Blue-Gene, Den-Rein, Wisbee, Je-Rey, Locust-Vale, Jessa Farms, Kuperus Meadows, Mithva Farm, Fantasy-Found, Medallion Jerseys, Bellvale, Weissmann Farm plus many more.

Mon. Oct. 30th - Normal Monday Sale.

Mon. Nov. 6th - Normal Monday Sale & Monthly Fat Cow & Feeder Sale

UPCOMING SALES:

SAT. Nov. 11th - 11:30 AM. Sale held on the farm Cazenovia, NY. Granny Anne Complete Dispersal - Registered Holsteins. Selling 200 Head. 90 milking age balance heifers all ages. DHI RHA 21,775 4.1 898 3.3 715. SCC 130,000. They have bought the best and developed an outstanding herd. "MARK YOUR CALENDARS FOR THIS SALE". Watch future ads for more details.

Fri. Nov. 17th - sale held at our facility. 11:30AM. Fall Production All Breed Dairy Sale. Due to an overflow from the Oct. Sale, we will be holding another sale. Selling 120 head of Registered and Hi Quality Grade Cattle all Breed Dairy Cattle. Call to consign as these sales have been filling up fast. Cattle are selling well.

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FALL FIX UP



6 Ways to Weatherize Your Home

A changing of the seasons may mean adjustments to your routine and updates to your home decor, but it also brings maintenance and upgrade opportunities for homeowners. As temperatures shift and seasonal weather rolls in, weatherizing can help you conserve energy, save money and improve comfort all while protecting the exterior (and interior) of your home from the elements.

This checklist from the door experts at Masonite, a global industry leader in interior and exterior doors and door systems, can help you keep the outdoors out.

weather means necessary repairs can be completed before you're relying on it for comfort.

Trim Trees

Your trees and shrubs might provide a beautiful aesthetic in spring and summer, but winter weather can turn them into hazards for your home. Heavy winds and snow and ice buildup can cause branches to break off and damage roofs, windows and more. Some experts recommend waiting until leaves fall to prune; be sure to research the types of trees on your property and understand the best maintenance

to keep the outside out and the inside in. Available with a variety of exterior fiberglass doors in a multitude of styles, colors and finishes, including multiple glass options, the system's industry-leading 4-Point Performance Seal provides superior energy efficiency, performance and comfort. Plus, the system is backed by a 10-year limited full replacement warranty and available at home improvement retailers nationwide. Additional benefits include:

* A square edge door fits perfectly into its frame for a solid, energy efficient seal.



Have Heating and Cooling Systems Inspected

Turn to the professionals to have your furnace and air conditioning inspected before temperatures change. They can make sure the system is working properly so you can have heat or cool air when you need it while conducting safety checks to keep your family safe from carbon monoxide leaks and other hazards. Plus, having your system inspected before any extreme

methods to keep them healthy without putting your home at risk.

Replace Your Front Door

Living in a comfortable, energy-efficient home starts with keeping out rain, wind, cold and heat. For a protected and weatherproof home, consider replacing your front door with a premium alternative like the Masonite Performance Door System, designed

* A self-adjusting sill maintains its seal, adapting to imperfect or changing conditions.

* Adaptive weatherstripping made of high-end, low-wick memory foam snaps back into shape when bent or twisted,

stopping air and water in its tracks.

* Enhanced corner pads stop upward water pressure and form a tight seal between sill, door panel and frame.

Clear Gutters

While it's a bit of a dirty job, clearing gutters of debris and buildup like leaves and twigs keeps the system running as it should. Gutters can't properly drain when they're blocked, which means water isn't being diverted properly. This leads to water spilling over and can cause problems ranging from mold or mildew to larger issues like foundation damage.

Secure Outdoor Furniture

It may cause a bit of sadness putting patio furniture away for the season, but it's an important step in protecting both the furniture itself and your home from high winds that can pick up during colder months or increased moisture during the rainy season. Some pieces may need stored

away while others can simply be covered, but make sure to clean and carefully dry to avoid mold and mildew growth beforehand. Take advantage of the opportunity to thoroughly clean grease and grime off grill grates, repair damaged furniture items and clear the entire area of dirt and debris so everything's ready to be dusted off and enjoyed in the spring.

Hire a Roof Inspector

The roof is a critical component in keeping your home structurally sound. A professional can examine your roof for damage and assess anything that may need fixed or replaced ahead of winter weather or rain. This examination includes shingles, soffit, fascia, chimneys, gutters and more along with a check for signs of interior damage like water stains, mold, holes or wood rot.

Find more ways to weatherize your home and keep the outdoors out by visiting Masonite-Performance-Door-System.com.

Source: Masonite Doors

A rundown on DIY demos

Homeowners looking to make improvements to their homes likely want to make such projects as budget-friendly as possible. After soliciting estimates from contractors, homeowners may seek to do some work themselves in an effort to cut costs. That is why many individuals opt to handle demolition and other preparatory tasks before contractors get started. There are important things to keep in mind when doing demo.

* Prybars are your friend. These tools, sometimes called crowbars, can be used to remove nails or pull materials apart.

• Cover vents in the space where you're working. Construction dust can be sucked into the HVAC system and cause furnaces to clog. This also may cause the distribution of dust throughout the home.

• Use safety gear. Always wear safety goggles, gloves, boots, and other equipment as needed to remain safe.

• Get a power saw. Circular saws and reciprocating saws can cut through various materials, making faster work of demolition.

• Exercise caution when removing drywall. You don't know

what is behind the drywall, including electric wires, so be careful when choosing a spot to make the first hole in the drywall.

• Get a trash container with a gate. You'll save yourself some aches and pains by being able to fill a wheelbarrow and dump in into the container, rather than having to toss debris over the top.

• Bust up heavy or bulky items. Cast iron tubs and shower surrounds can be heavy and difficult to move. Unless it's a family heirloom, cut or break large items into pieces to remove them more easily.

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FALL FIX UP



How to compare contractors' bids

Home renovation projects are significant undertakings. It is common for homeowners who may not have the time nor the expertise to do the work themselves to call in professionals to tackle these jobs.

According to the home improvement resource HomeGuide.com, for a bathroom remodel, which is one of the more popular improvement projects, installation and labor accounts for 10 to 25 percent of the total project cost. In general, many contractors pay themselves \$300 to \$500 for an hourly rate, while helpers may make \$150 per hour.

Materials used account for the other components of an overall project cost. Homeowners ne-

gotiate the best rates possible by obtaining a number of bids from contractors, spelling out both labor and material costs and determining their best option. Here's how to compare bids.

Have specific materials in mind

It's easy to explain the project differently from one contractor to another when doing so verbally. That may result in a different plan and price. Rather, make a checklist of what you want done and have several copies to give to the contractors with whom you meet. This makes it easier to compare costs line by line.



Check as many reviews as possible

Go online, ask friends for recommendations, or rely on the Better Business Bureau to find reliable contractors. A contractor who seems too good to be true will not necessarily be so, but it's still best to vet each professional thoroughly prior to signing a contract.

Cost basis vs bid basis

Certain contractors will produce an estimate based on the best guess of the cost of supplies then add on a flat fee or percentage for their services. This is called a cost basis bid. Others will create a bid that includes all their anticipated supply and labor costs, known as a bid basis bid. Know what you're getting to make the most accurate comparison.

Create a master itemized checklist

It is much easier to compare pricing when contractors provide estimates reflecting the same materials.

Small versus big contracting companies

Some bids may differ based on the manpower of the company. One contractor may view a project as an easy one that can be slipped right into the schedule. Another may have to devote more time and effort if it is being undertaken by one or two people. This can affect cost in the quote. Furthermore, a contractor who does a lot of advertising in print, television or online, or has an office or warehouse space, may have extra overhead costs that are passed on to the customer.

Doing your own demo

Figure out if the contractor will allow you to perform a portion of the tear-out, clean-up or other tasks to save on labor costs. Make sure this is included in the bid.

Comparing contractor work bids can be tricky, but it helps homeowners know they're getting the best value for their money.

Small renovations that make a big difference

Home renovation projects were high on homeowners' priority lists during the early days of the COVID-19 pandemic. Throughout much of 2020, people across the globe were forced to spend much of their time at home as leaders and governments sought to prevent the spread of COVID-19. More time at home compelled millions of homeowners to invest more in their properties, thus sparking a renovation boom.

By early 2023, the renovation boom that marked the initial days of the pandemic appeared to have burst. In May 2023, the popular home improvement retailer Home Depot reported its sales had fallen by 4.5% in the first quarter of the year and that its income had fallen by more than 6% from the same period a year earlier. That marked the end of what Home Depot CEO Ted Decker characterized as "a three-year period of unprecedented growth" in the home improvement sector.

Home Depot's decline in sales was attributed to a number of factors, including a pivot among homeowners from large projects to smaller renovations. Inflation and the looming threat of a recession have led many homeowners to emphasize smaller projects. With that in mind, the following are some small renovations that can have a big impact.

• Storage addition: Regardless of where storage is added, be it the kitchen or a home office or a laundry room, extra space to keep items out of view can dramatically alter the look of a home. Unused kitchen walls can be transformed with some inexpensive, easily hanged shelves, while some laundry pedestals with storage drawers can help keep washrooms clear of clutter.

• Polish floors: Elbow grease might be the biggest expenditure when cleaning hardwood floors. The wood flooring experts at Bona* advise homeowners to polish their floors once every two to four months depending on how much foot traffic the floors get. A fresh polishing can make floors

look brand new and ensures dirt and dust are not hanging around as uninvited houseguests.

• Paint: Painting is another inexpensive option for budget-conscious homeowners who want to update their homes. There's no shortage of places in a home, both inside and out, where a fresh coat of paint can make a statement without breaking the bank. Fading paint on bedroom walls and kitchen cabinets can be painted over with a fresh coat of the same color or even something more vibrant. Outside, apply a fresh coat to a wooden deck or paint over brick siding to create a whole new look.

• Molding: Crown molding can add a touch of elegance to any room. Rooms can be transformed in a single weekend with the installation of new or replacement crown molding. A simple molding installation is a task many do-it-yourselfers can handle on their own, while homeowners with less DIY experience may benefit from hiring a contractor to create a layered molding look.

Homeowners are pivoting away from costly renovations to more budget-conscious projects. Various less expensive undertakings can transform spaces at a fraction of the cost of more extensive renovations.



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FALL FIX UP

Design ideas that can create a peaceful feel

Homes are often characterized as sanctuaries for their residents. A calm place to come home to after a busy day at work or school is often just what people need to unwind.

Certain design components

can help individuals turn their homes into relaxing respites from the daily grind. With that goal in mind, individuals can consider these ideas to create a peaceful feel inside their homes.

- Paint with neutral colors.



Wall colors can define the mood in a given room, and neutral colors have long been linked to a calming effect. Subtle shades like beige, taupe and light gray are known to create a relaxed vibe in a room, so these colors can be a go-to choice. Some people consider neutral colors a tad boring, so individuals concerned by that impression can limit neutral colors to rooms designated as sanctuaries, like a reading room, a spa bathroom or a bedroom.

- Employ natural light. Natural light also can help to establish a serene setting at home. Large windows that let daylight in can improve anyone's mood. A 2022 study from researchers at the University of Chile in Santiago found that the more natural light that entered a home, the happier people said they felt. Study

authors even noted that the largest uptick in wellbeing was found among participants who lived in homes in which windows covered at least 40% of the dwelling's wall space. Opening blinds or curtains and, if possible, installing larger windows in a home can help to establish the relaxing, happy vibe individuals are aiming for.

- Utilize plants to set a peaceful tone. The United Kingdom-based Royal Horticultural Society notes that research has found that indoor plants can benefit psychological wellbeing. The RHS notes that improved mood and reduced stress levels are two benefits that indoor plants can provide. A good mood and less stress can help individuals establish the peaceful feel they're aiming for at home.

- Keep devices out of bedrooms. Watching television while lying in bed, scanning a smartphone before turning off a

nightstand light and retiring for the night, or reading an e-reader instead of a print book at night can transform a bedroom from a serene setting into one that's overrun with stimuli. According to the sleep foundation, technology stimulates the mind, which can make it harder to fall asleep. In addition, blue light emitted by devices disrupts the natural production of melatonin, a hormone that makes it easier to fall asleep. That can negate any efforts individuals have undertaken to make their bedrooms as peaceful as possible. Designate bedrooms in the house as technology-free zones to ensure the peaceful vibe continues uninterrupted until everyone goes to bed.

A peaceful home makes for the perfect respite at the end of a busy day. Various design choices can help individuals establish a serene vibe throughout their homes.

Some hidden costs of DIY

The home renovation industry is booming, and that's reflected in the cost to upgrade a home. Home Guide says remodeling a kitchen costs \$25,000 on average, and a bathroom renovation runs around \$10,000. Though rates fluctuate depending on a host of variables, renovations can cost \$15 to \$60 per square foot depending on the project.

The average homeowner wants to save as much money as possible when renovating their home. Many think doing much of the work themselves is the easiest way to keep costs low. What some homeowners may not realize is that DIY can be costly and prove a big hassle in the long run. The following are some hidden costs of DIY and renovating in general.

Time

DIY projects are a major drain on free time. Homeowners taking the DIY route typically work on weekends or after work. Few people can take off and devote their undivided attention to a remodel like a contractor can. Time is a valuable resource that is not renewable. Therefore, think of a DIY project in terms of

what it would equal in lost wages. Because homeowners are not professionals, a DIY project may take double the time it would take a contractor. It may be worth it to simply hire it out.

Mistakes

Many resources are available to help DIY enthusiasts work on a project, but there are still tricks and techniques learned after years on the job. DIYers may damage their homes by taking shortcuts or not understanding how to do a job properly. A plumbing mistake, for example, may lead to flooding that damages another room in the home. And such mistakes may not be covered by homeowners insurance policies.

Fines

Permits are required for many home improvement projects. Forgetting to obtain permits or not realizing one may be necessary could subject you to hefty fines and/or force the job to be redone so it's up to code. Professionals likely know the rules regarding permits and often include the cost of acquiring permits in an estimate.

Remediation

It's only after opening up walls or removing floors that you may discover issues you did not anticipate, such as termite damage or mold. These unforeseen factors can drive up the overall costs of a project.

Disposal

Removing old building materials or gutting a room is part of many renovations. Chances are this refuse simply cannot be left at the curb for trash pickup. As a DIYer, you may not factor the costs for a dumpster or the time and money required to haul debris to a recycling or landfill center.

Tools

DIYers may have to purchase tools as they engage in new projects. These expenses can add up and negate the savings of doing some of the work yourself.

DIY projects may initially seem like a way to save money, but weekend warriors should calculate the hidden costs associated with DIY renovations before deciding to do some work on their own.

Signs a home exterior needs updating

Renovations are a great way for homeowners to reshape their homes. Some may aspire to renovate so their home is more reflective of their personal taste, while others may do so in an effort to make their homes better align with modern styles and sensibilities. Regardless of why a homeowner chooses to renovate, the need to do so is often evident to the naked eye, especially when the time comes to update home exteriors.

Curb appeal is often discussed in regard to the effects it can have when selling a home. But curb appeal is equally important for homeowners who aren't putting their homes on the market. A well-maintained, aesthetically appealing home is a source of pride, while a home with fading curb appeal can make homeowners feel a little sheepish. Homeowners who want their homes to maintain their curb

home improvement experts insist they can determine when a home was built or most recently renovated simply by looking at the front door. Steel and glass doors are popular in modern homes, so homeowners with front doors with ornate designs and oval glass inserts can likely benefit from an upgrade to their entryway. A modern front door can make a statement and real estate experts note how popular updated front doors are among buyers.

• Unsightly landscaping: It's not only the physical components of the home that may suggest an update is necessary. Homeowners without a green thumb may have exterior landscaping that has seen better days. If a spring or summer day spent tending to your landscaping is not your ideal weekend pastime, then consider replacing landscaping with low-maintenance plants or



appeal can look for signs that it's time to update their home exteriors.

- Curling shingles: The roof may not be the first thing people think of when pondering curb appeal, but a damaged roof can contribute to problems that ultimately affect the exterior and interior of the home. Multiple curling shingles indicate it's time to replace the roof. The sight of curling shingles is not pretty, but the larger issue in such instances is the potential for costly water damage when water gets in through the affected shingles.
- Dated entry door: Many

hardscaping. These alternatives to more needy plants can create curb appeal without requiring any extra work for homeowners.

• Cracked driveways/walkways: If the driveway looks like a busy road at the end of snow plowing season, chances are that's adversely affecting the impression people have of your home. In addition, cracked walkways indicate a need for renovations, as these areas are front and center when welcoming guests.

Updating a home's exterior can restore curb appeal and help homeowners feel better about their properties.

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