
Bradford County Law Journal

Copyright © 2012, Bradford County Bar Association

Published every Tuesday by

Clare Printing

206 S. Keystone Avenue, Sayre, PA 18840

Telephone (570) 888-2244 FAX (570) 888-2295

By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

Subscription \$75.00 per annum, \$3.00/individual copies.

BRADFORD COUNTY LAW JOURNAL

ESTATE AND TRUST NOTICES

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

FIRST PUBLICATION

Ayres, Clarice B.

Late of Canton Borough (died October 18, 2012)

Executrix: Cheryl J. Ayres, 1222 W. Union Street, Canton, PA 17724

Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Bullard, Robert L.

Late of Towanda Borough (died October 26, 2012)

Executor: Robert K. Bullard, P.O. Box 5374, Largo, FL 33779

Attorneys: Wm. Alan Shaw, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Learn, Harold L.

Late of Athens Borough (died August 14, 2012)

Administrator: Donald E. Learn, 4732 Mac Road, Ulster, PA 18850

Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Powers, James I.

Late of Wysox Township (died August 16, 2012)

Executrix: Sally G. Powers c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

Ruger, Kenneth

Late of Warren Township (died April 29, 2012)

Administrator: Gerald Ruger c/o Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848

Attorney: Fred N. Smith, Esquire, 17 Main Street, Suite 1, Towanda, PA 18848, (570) 265-4492

SECOND PUBLICATION

Twoomey, Marion A. a/k/a Marion Davies Twoomey

Late of Sayre Borough (died November 5, 2012)

Executor: Jon Hunsinger c/o Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840

Attorney: Gerard A. Zeller, Esquire, 325 North Keystone Avenue, Sayre, PA 18840, (570) 888-9629

Yates, Ernest F., Sr.

Late of Orwell Township (died September 29, 2012)

Executrix: Pamela S. Franklin, 1192 Gulf Road, Rome, PA 18837

Attorneys: Law Offices of van der Hiel, Chappell & Loomis, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

THIRD PUBLICATION

Brown, Janet a/k/a Janet E. Brown

Late of Monroe Township (died October 9, 2012)

Co-Executors: Shana Spencer, 221 High Bridge Road, Granville Summit, PA 16926 and Eric King, 5952 Springfield Road, Columbia Cross Roads, PA 16914

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

BRADFORD COUNTY LAW JOURNAL

MISCELLANEOUS LEGAL NOTICE

IN THE COURT OF
COMMON PLEAS BRADFORD
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 13 ORPHANS 2012

IN RE: MAME E. KARNES

NOTICE

TO: The Heirs of Mame E. Karnes, her Heirs, executors, administrators, and assigns, and any and all other persons claiming any right, title or interest in or to the oil, gas and minerals beneath the ground an area between 76.5 acre tract and 10 acre tract of land located in Wilmot Township, Bradford County, Pennsylvania by virtue of that certain Deed dated April 20, 1958 and recorded in Bradford County Deed Book 542 at Page 156, and being more particularly described as follows:

PARCEL 1: BEGINNING at a point on a dirt road and lands of Patrick Cummysky; thence South 31 degrees one thousand six hundred fifty (1650) feet along said Cummysky land, to a post for a corner; thence along land of William Norconk, North 59 degrees West two thousand one hundred forty-five (2145) feet to a maple for a corner; thence along land of Peter Collins, North 31° one thousand six hundred and fifty (1650) feet to a beech for a corner, and side of dirt road; thence along said dirt road South 59° East two thousand one hundred forty-five (2145) feet to the place of BEGINNING. CONTAINING 76 1/2 acres of land, more or less.

PARCEL 2: BEGINNING at a corner on the dirt road, a hemlock tree, thence along said dirt road North 59° degrees West nine hundred seventy-three (973) feet to a corner

on the road leading to Wyalusing; thence North 34° degrees East two hundred sixty-four (264) feet along said road, to a corner; thence North 64° degrees East one hundred fifteen and five tenths (115.5) feet to a stone corner in lands of George Neuber; thence along said Neuber lands South 69° East four hundred ninety five (495) feet to a stone corner; thence still along said Neuber South 20° East four hundred twenty-nine feet to a stone corner; thence still along said Neuber lands South 20° West two hundred ninety-seven (297) feet to the place of BEGINNING. CONTAINING ten acres of land, more or less.

YOU ARE HEREBY NOTIFIED THAT UNDER THE PENNSYLVANIA DORMANT OIL AND GAS ACT, A PETITION PURSUANT TO 58 P.S. 701.4 TO CREATE TRUST FOR UNKNOWN OWNERS OF OIL AND GAS INTEREST, HAS BEEN FILED IN THE COURT OF COMMON PLEAS IN AND FOR BRADFORD COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION TO NO. 13-ORPHANS-2012, SEEKING TO HAVE CITIZENS AND NORTHERN BANK APPOINTED AS TRUSTEE FOR THE UNKNOWN OWNER OR OWNERS, AND ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE OR INTEREST IN OR TO THE OIL, GAS AND MINERALS UNDER THE SURFACE OF THE WITHIN REAL PROPERTY IN THIS MATTER WITH AUTHORITY TO EXECUTE AND DELIVER ONE OR MORE OIL OR GAS LEASES OR OTHER INSTRUMENTS ON TERMS AND CONDITIONS APPROVED BY THE COURT.

The Court has ordered that service upon the unknown owners of oil and gas interests, their heirs, executors, administrators and assigns and any and all other persons claiming any right, title or interest in or to the oil,

BRADFORD COUNTY LAW JOURNAL

gas and minerals under the surface of the within described real property by publication shall be permitted as an alternative means of proper service upon said individuals. You are required to respond to the above PETITION within twenty (20) days of publication hereof.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PROTHONOTARY

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

PATRICK N. COLEMAN, ESQUIRE
TELLIE & COLEMAN, P.C.

Attorneys for Petitioner
Chesapeake Appalachia, LLC
310 East Drinker Street
Dunmore, PA 18512
(570) 969-2828

ORDER

AND NOW, on the 16th day of November, 2012, service of process of the above-captioned Action pursuant to 58 P.S. 701.4 of the Pennsylvania Dormant Oil and Gas Act upon the unknown owners of oil and gas interests, their heirs, executors, administrators and assigns and any and all other persons claiming any right, title or interest in or to the oil, gas and minerals under the surface of the within real property, shall be permitted as an alternative means of proper service upon said individuals. Said publication of service of process will be in accord with and pursuant to the Pennsylvania Rules of Civil Procedure and applicable Local Rules of Civil Procedure.

BY THE COURT:

/s/Maureen T. Beirme, J.

Nov. 27; Dec. 4

MISCELLANEOUS LEGAL NOTICE

COURT OF COMMON PLEAS
BRADFORD COUNTY,
PENNSYLVANIA

No. 12 QT 000373

QUIET TITLE ACTION

WESTON WYALUSING, LLC,
Plaintiff

vs.

WILLIAM H. PARK, GLADYS
L. PARK, REID J. PARK, GRACE
M. VAN NESS, FRED R. PARK,
GWENDOLYN SIMPSON, CLAUDE
W. VAN NESS and CARL R. VAN
NESS, their heirs, successors, and
assigns, and all persons, firms or
associations claiming from, through,
or under the above-name parties, and
others claiming an interest in the real
estate that is the subject of this action;
and

J.B. TAYLOR, JR. a/k/a J.V.

TAYLOR, JR. a/k/a JUSTUS V.

TAYLOR, JR., his heirs, successors,
and assigns, and all persons, firms or
associations claiming from, through,
or under the above-name parties, and
others claiming an interest in the real
estate that is the subject of this action;
and

R.G.C. JONES, his heirs, successors,
and assigns, and all persons, firms or
associations claiming from, through,
or under the above-name parties, and
others claiming an interest in the real
estate that is the subject of this action,
Defendants

ORDER

AND NOW, this 5th day of November, 2012, upon consideration of Plaintiff's Mo-

BRADFORD COUNTY LAW JOURNAL

tion for Default Judgment pursuant to Pa. R.C.P. No. 1066(a), and affidavits of service of the complaint with notice to plead having been filed, and no answer having been made by any Defendant, it is hereby ORDERED that

(1) Plaintiff's title to the subject real property described below is valid and indefeasible as against all rights or claims of Defendants, their heirs, successors, assigns, and all persons, firms or associations claiming from, through or under them;

(2) a judgment by default be entered against Defendants directing that Defendants William H. Park, Gladys L. Park, Reid J. Park, Grace M. Van Ness, Fred R. Park, Gwendolyn Simpson, Claude W. Van Ness, R.G.C. Jones, J.B. Taylor, Jr. a/k/a J.V. Taylor, Jr. a/k/a Justus V. Taylor, Jr., their heirs, successors and assigns, and any other persons are permanently enjoined and restrained from asserting any claim or interest in the land inconsistent with the interest or claim of the Plaintiff set forth in its Complaint, unless the Defendants shall bring an

action in ejectment and/or file an answer to the Complaint within thirty (30) days. If no action is taken within the thirty (30) day period, the Prothonotary on Praecepto of the Plaintiff shall enter final judgment.

Description:

The subject property is located in the Borough of Wyalusing, bearing Parcel Number 60-114.04-162-000-000 and is described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Wyalusing, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North by lands of William and Patricia Douglas, now or formerly, 125 feet, on the East by the lands of David Burgess, now or formerly, 150 feet, on the South by lands of Dennis Keeney and Joseph Potter, now or formerly, 115 feet, on the West by lands of Charlotte and Mark Honchell, now or formerly, 115 feet to the point and place of beginning.

BY THE COURT:

/s/Maureen Beirne, J.

Dec. 4