

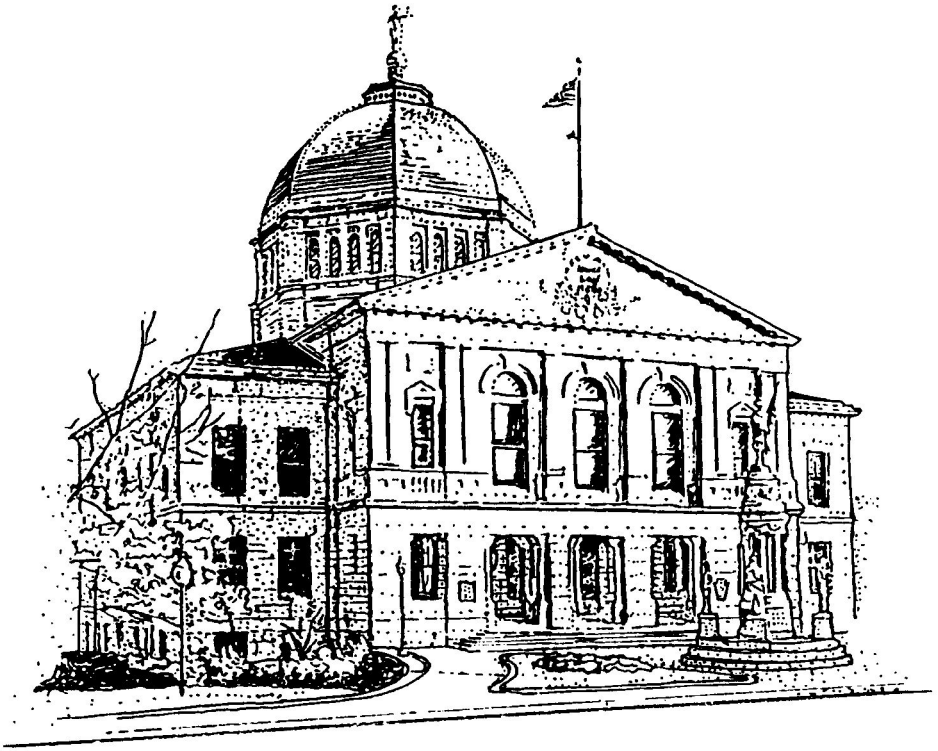
# Bradford County Law Journal

ISSN 1077-5250

Vol. 6

Towanda, PA Tuesday, July 29, 2014

No. 25



The Court:

The Honorable Maureen T. Beirne, President Judge

Editors:

Albert C. Ondrey, Esquire, Chairman

Daniel J. Barrett, Esquire

Deborah Barr, Esquire

Frances W. Crouse, Esquire

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**Bradford County Law Journal**

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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.

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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

##### **Hebda, August J.**

Late of Stevens Township (died July 10, 2014)

Executors: Joseph S. Hebda, 587 Braeburn Drive, Martinsburg, WV 25403 and Theresa A. McDonough, 1641 Rita Road, Vestal, NY 13850

Attorneys: Mark D. Hipp, Esquire, Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110, (717) 232-5000

#### SECOND PUBLICATION

##### **Brown, Dean Earl**

Late of Troy Township (died May 14, 2014)

Executrix: Penny Brown c/o Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellingier, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

##### **Chappell, Richard V.**

Late of Troy Borough (died June 13, 2013)

Executors: Mrs. Linda Jo Nickerson, Box 102, Troy, PA 16947, Mr. Thomas R. Chappell, 223 Oak Lane, Coudersport, PA 16915 and Mr. Steven J. Chap-

pell, 140 Fish Road, Mansfield, PA 16933

##### **Holdren, Dennis M. a/k/a Dennis Marvin Holdren**

Late of Columbia Township (died June 2, 2014)

Administrator: Terry M. Holdren, 107 Marble House Drive, Bear, DE 19701

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

##### **Ramage, Jennie a/k/a Jennie C. Ramage**

Late of Burlington Borough (died June 13, 2014)

Executor: Richard J. Ramage, P.O. Box 102, Burlington, PA 18814

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

##### **Ransom, William H., III**

Late of Sayre Borough (died July 10, 2014)

Executrix: Sarah C. Ransom, 207 Stevenson Street, Sayre, PA 18840

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

#### THIRD PUBLICATION

##### **Beeman, Robert D. a/k/a Robert Dale Beeman**

Late of Burlington Township (died June 19, 2014)

Executrix: Mrs. Faith M. Rose, 259 West 18th Street, Elmira Heights, NY 14903  
Attorney: Christina Fleury, Esquire, Attorney at Law, 323 Elmira Street, Troy, PA 16947

##### **Lodge, Norma B. a/k/a Norma Belle Lodge**

Late of Canton Borough (died June 10, 2014)

Executor: Scott A. Parker, 21 Old Landon Road, Canton, PA 17724

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

### **VanAlstine, Jean**

Late of Smithfield Township (died June 26, 2014)

Executor: Mark A. Cole, 321 Parry Road, Cinnaminson, NJ 08077

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

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### **REGISTER'S NOTICE**

0813-0170 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JODY FISKE, Executrix of the Estate of Violet Mae Masteller, late of Tuscarora Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 5th day of August, 2014. Shirley Rockefeller  
Register of Wills

July 22, 29

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### **CHANGE OF NAME NOTICE**

Pursuant to 54 Pa. C.S.A. §701, notice is hereby given that Angela M. Parker has filed a petition for change of name regarding Gavin Thomas-Alan Parker to Bradford County docket number 2014IR0043 requesting that the court enter an order changing his name from Gavin Thomas-Alan Parker to Gavin Thomas-Alan Ameigh. A hearing on the petition for change of name is fixed for August 19, 2014 at 3:00 p.m. at the Bradford County Courthouse, Towanda, Pennsylvania, Courtroom No. 1.

FRANK J. NIEMIEC, ESQUIRE  
NIEMIEC, SMITH & PELLINGER  
427 Main Street  
Towanda, PA 18848

July 29

### **MISCELLANEOUS LEGAL NOTICE**

WYALUSING AREA  
SCHOOL DISTRICT  
SALE OF UNUSED AND  
UNNECESSARY LANDS  
(Wilmot School District)

NOTICE IS HEREBY GIVEN that a hearing has been set for August 26, 2014 at 3:00 p.m., in Courtroom #1 of the Bradford County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848; and, in addition, should any party wish to intervene, such intervention shall be filed by no later than August 2, 2014, and, per Court Order dated July 9, 2014 by the Honorable Maureen T. Beirne, at Docket No. 2014IR0039.

At the hearing, the Court will consider the Petition of the Wyalusing Area School District for approval of the sale of unused and unnecessary land owned by said School District, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707.

The tract of land for which Petition is made is approximately one-quarter acre of land situate in Wilmot Township, Bradford County, PA, being known as Bradford County Tax Parcel No. 58-127-02-002, more particularly described in Bradford County Deed Book 188 at Page 341, containing 0.25 acres. The School District proposes to sell said land to Richard and Charlene Bennett for the sum of One (\$1.00) Dollar, pursuant to an Agreement of Sale attached to said Petition.

The School District has received the Affidavits of two licensed realtors and appraisers who are familiar with the values of real estate in the area of the Wyalusing Area School District attesting to the fact that they have examined the property, that the price offered therefor is a fair and reasonable one, that in their opinion a better price could not

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be had at public sale, and that they are not interested, either directly or indirectly, in the purchase or sale thereof.

ELLIS H. KATZ, ESQUIRE  
Attorney for Wyalusing  
Area School District  
331 E. Butler Avenue  
P.O. Box 5069  
New Britain, PA 18901  
Tel.: (215) 345-9111

July 22, 29; Aug. 5

MISCELLANEOUS LEGAL  
NOTICE

IN THE COURT OF  
COMMON PLEAS, BRADFORD  
COUNTY, PENNSYLVANIA  
ORPHANS' COURT

No. 0813-0302

IN RE: ESTATES OF  
RICHARD V. HARRISON and  
LISA MARIE HARRISON

NOTICE IS HEREBY GIVEN that a Decree Nisi has been issued by Judge Maureen T. Beirne pursuant to 20 Pa. C.S. §3546 adjudging that the Petitioners Mark Harrison, Michael Harrison, Linda Kelley and Lori Pawliuk own title to an interest in real estate owned by Richard V. Harrison, deceased, and Lisa Marie Harrison, deceased, and that such title shall be confirmed absolutely, free of all debts of said decedents not now liens of record, regardless of the provisions of any testamentary writing of the said decedents hereafter probated, and free of the claims of any unknown intestate heirs or issue of said decedents, unless exceptions to the Decree Nisi are filed within three (3) months of this advertisement. The interest

in real estate at issue consists of an undivided one-thirty-second (1/32nd) interest in and to all the minerals, gases, oils, rare metals and rare earth in, on or under the following-described premises:

All that certain lot, piece or parcel of land located, lying and being in Terry Township, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner of the lands of Philander Kenny, formerly, now lands of Reece A. Goodman et ux., and corner of the J.J. Frisbie lands, formerly, now lands of Raymond H. Hansell et ux., and of the John Scrivens farm, now or formerly; THENCE North through the pond to the old line near the tenant house to a stake and stone corner; THENCE East by lands of William D. Vargason, now or formerly, and lands of the J.P. Kirby Estate, now or formerly, to a corner of the Joseph Wells lands, now or formerly; THENCE in a Westerly course to a corner of the Mary C. Fretz Lot; THENCE South to a corner of the Philander Keeney lot, formerly, now the Reece A. Goodman et us. Lot; THENCE along the said Reece A. Goodman et ux. Lot to the place of beginning.

CONTAINING one hundred seventy-two (172) acres, more or less, according to strict survey as per map or plat made by George K. Jones, county surveyor, in October 1947.

Identified by and known as Bradford County Assessment Number 46-125.00-002-000-000.

DAMIAN M. ROSSETTIE, ESQUIRE  
PA I.D. No. 309953  
Attorney for Petitioners  
228 Desmond Street  
P.O. Box 206  
Sayre, PA 18840  
(570) 888-7753

July 29