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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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**BRADFORD COUNTY LAW JOURNAL**

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**BRADFORD COUNTY COURT OF COMMON PLEAS  
ANNOUNCEMENT**

A vacancy will exist in the position of Hearing Master in the Bradford County Courts, effective February 15, 2013.

The Court is seeking resumes and letters of interest from attorneys. This is a full-time position. Under the Pennsylvania Rules of Court, once appointed, the Hearing Master may not practice family law before this court.

The initial salary and job requirements follow:

**BRADFORD COUNTY COURTS**

**JOB OPENING**

<b>TITLE:</b>	<b>HEARING MASTER</b>
<b>LOCATION:</b>	Courthouse, Towanda, PA
<b>SALARY:</b>	Grade 30, Step: A, \$24.60 per hour 40-hour work week—(\$51,168 per year)
<b>REQUIREMENTS:</b>	Extensive knowledge of principles of family, juvenile delinquency and dependency laws, federal, state and local, including rules of evidence. Must have ability to control court proceedings and be comfortable with public speaking. Ability to perform research via computer, analyze, appraise and organize facts, evidence and procedures and prepare clear, concise findings and recommended orders. Ability to get along well with others; tact and courtesy. Must be a graduate from law school and be an attorney in good standing with the Supreme Court bar admission registry. Must be willing to travel for continuing education seminars.

Interested applicants should send their resume and letter of interest to the attention of the **Court Administrator, at:**

**Bradford County Courthouse  
301 Main Street  
Towanda, PA 18848**

Application deadline is: **December 28, 2012.**

Dec. 11

**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**

**Craver, Fay E.**

Late of West Burlington Township (died September 13, 2012)  
Executrix: Marjorie L. McDonald, 12656 Rt. 6, Troy, PA 16947  
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

**Kendall, Robert R.**

Late of Troy Borough (died October 17, 2012)  
Executrix: Susan E. May, 1033 Redington Ave., Troy, PA 16947  
Attorney: Leslie Wizelman, Esquire, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

**Nogar, Evelyn L.**

Late of Athens Borough (died November 6, 2012)  
Executor: Donald James Nogar, Jr., 501 North Main Street, Athens, PA 18810-1819

**Potter, Lori Ann**

Late of Athens Township (died September 30, 2012)  
Executor: Robin Potter 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

**SECOND 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

**THIRD PUBLICATION**

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

Late of Sayre Borough (died November 5, 2012)

BRADFORD COUNTY LAW JOURNAL

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

**NOTICE OF SHERIFF'S SALE**

IN THE COURT OF COMMON PLEAS OF BRADFORD COUNTY, PENNSYLVANIA

NO. 12-MF-000037

WELLS FARGO BANK, N.A.  
s/b/m WELLS FARGO HOME MORTGAGE, INC.

v.

CHRISTOPHER LEE VANDERPOOL  
a/k/a CHRISTOPHER L. VANDERPOOL, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS L. VANDERPOOL and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. VANDERPOOL, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-

TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. VANDERPOOL, DECEASED

Being Premises: 129 SPRUCE STREET, ATHENS, PA 18810.

Being in Borough of Athens, County of BRADFORD, Commonwealth of Pennsylvania, Tax Parcel No. 1. 07-020.14-038-000-000 Tax Parcel No. 2. 07-020.14-039-000-000.

Improvements consist of residential property.

Sold as the property of CHRISTOPHER LEE VANDERPOOL a/k/a CHRISTOPHER L. VANDERPOOL, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS L. VANDERPOOL and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. VANDERPOOL, DECEASED.

Your house (real estate) at 129 SPRUCE STREET, ATHENS, PA 18810 is scheduled to be sold at the Sheriff's Sale on FEBRUARY 27, 2013 at 10:00 A.M., at the BRADFORD County Courthouse, 301 Main Street, Towanda, PA 18848, to enforce the Court Judgment of \$43,380.78 obtained by, WELLS FARGO BANK, N.A. s/b/m WELLS FARGO HOME MORTGAGE, INC. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

Dec. 11

**MISCELLANEOUS LEGAL NOTICE**

COURT OF COMMON PLEAS  
BRADFORD COUNTY  
ORPHANS' COURT DIVISION

BRADFORD COUNTY LAW JOURNAL

NO.: 35-ORPHANS-2012

IN RE: D.L. O'Neill and  
Annie O'Neill, h/w

NOTICE

TO: THE HEIRS OF D.L. O'NEILL and ANNIE O'NEILL, h/w, 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 beneath the ground on a 138-acre parcel, 140-acre parcel and 170-acre parcel of land all situated in Overton Township, Bradford County, Pennsylvania by virtue of a certain Deed dated December 19, 1891, and recorded in Bradford County Deed Book 213 at Page 411

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. 35-2012, 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, 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. Beime, J.

Dec. 11

**TERMINATION OF PARENTAL  
RIGHTS**

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

NO. 45 ADOPTION 2012

IN RE: ADOPTION OF  
JHS, A MINOR

**NOTICE**

TO: Shawn Shoop

Pursuant to an Order of Court dated December 5, 2012, you are hereby notified that Stephen A. Hudock and Anna Jane L. Hudock have filed a Petition for the Involuntary Relinquishment/Termination of Parental Rights to your minor child, JHS. A hearing to consider the Petition is scheduled on January 14, 2013 at 2:15 p.m. in Courtroom 2 at the Bradford County Courthouse, Towanda, PA 18848.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the petitioners. You may lose money or property or other rights important to you, including the involuntary termination of your parental rights.

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

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

Prothonotary's Office  
Bradford County Courthouse  
Towanda, PA 18848  
(570) 265-1705

FRANCES W. CROUSE, ESQUIRE  
Attorney for Petitioners  
216 South Main Street  
Athens, PA 18810  
(570) 888-4097

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