

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

Bailey, Anne C.

Late of Sayre Borough (died January 2, 2013)

Co-Executors: Robert James Bailey, 156 Fourth Street, Athens, PA 18810 and William Stephen Bailey, 414 S. Lehigh Ave., Sayre, PA 18840

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

Bump, Anna A.

Late of Towanda Township (died January 7, 2013)

Executrix: Julia Kelley, 112 Shoemaker Road, Ulster, PA 18850

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

Moody, Susan K.

Late of Wyalusing Township (died October 25, 2012)

Administrator: Terry R. Moody 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

Smith, Gladys W. a/k/a Gladys W. Kring Smith

Late of Troy Township (died December 29, 2012)

Executrix: Donna Grezlak, 22 John Dyer Way, Doylestown, PA 18902

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

Wyda, Janet Lee

Late of New Albany Borough (died January 9, 2013)

Executrix: Kathleen M. Blackstone 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

Carrigan, Julia Ann

Late of Sayre Borough (died December 10, 2012)

Executor: Robert L. Owen, 103 Providence Street, Waverly, NY 14892

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

Mott, Grace S. a/k/a H. Grace Mott

Late of Canton Borough

Executor: John C. Mott, Esquire, The Mott Law Firm, Old City Hall, Suite 1 Center, 454 Pine Street, Williamsport, PA 17701

Attorneys: John C. Mott, Esquire, The Mott Law Firm, Old City Hall, Suite 1 Center, 454 Pine Street, Williamsport, PA 17701, (570) 326-6688

Vernes, Delmar W.

Late of Bradford County

Executrix: Petra H. May c/o Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Attorneys: Griffin, Dawsey, DePaola & Jones, P.C., 101 Main Street, Towanda, PA 18848

Williams, Margaret T.

Late of Troy Borough (died December 15, 2012)

Co-Executors: Robert F. Williams, 1379 Leona Rd., Troy, PA 16947 and Ann

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Doreen Hurley, 700 Churchill St., Du-shore, PA 18614
Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 W. Main Street, Troy, PA 16947

THIRD PUBLICATION

Simonis, Henrietta Rose a/k/a Henrietta

R. Simonis

Late of Litchfield Township (died November 3, 2012)

Executor: Gerard G. Simonis 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

MISCELLANEOUS LEGAL NOTICE

COURT OF COMMON PLEAS
BRADFORD COUNTY
ORPHANS' COURT DIVISION

NO: 2 ORPHANS 2013

IN RE: ELIZABETH FORNEFELD and A.J. FORNEFELD, her husband, EDNA O. SHEPARD and PERCY W. SHEPARD, her husband, CARL S. UNDERWOOD and ELLAMAE UNDERWOOD, his wife, BERTIE Q. UNDERWOOD and LETITIA UNDERWOOD, his wife

NOTICE

TO: The Heirs of Elizabeth Fornefeld and A.J. Fornefeld, her husband, Edna O. Shepard and Percy W. Shepard, her husband, Carl S. Underwood and Ellamae Underwood, his wife, Bertie Q. Underwood and Letitia Underwood, his wife, 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 be-

neath the ground on a tract of land containing 111 acres 12 1/2 perches located in Albany Township, Bradford County, Pennsylvania by virtue of that certain Deed dated December 5, 1935 and recorded in Bradford County Deed Book 391 at Page 310.

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. 2 ORPHANS 2013, 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 CAN-

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NOT 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
pat@telliecoleman.com

Jan. 22, 29

**MISCELLANEOUS LEGAL
NOTICE**

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

NO. 31 Orphans 2012

QUARRY GLEN CLUB

vs.

H. L. HORTON, JOHN McMAHON,
ANNA ELIZABETH HILLIS, AND
THEIR UNKNOWN HEIRS AND
ASSIGNS

PRELIMINARY ORDER
AND DECREE

TO THE ABOVE NAMED DEFENDANTS, their heirs, executors, administrators, devisees and assigns, and any and all persons claiming any right, title and interest in and to the subject premises situate in the Township of Sheshequin, County of Bradford and Com-

monwealth of Pennsylvania, herein described:

AND NOW this 15th day of January, 2013, in that the Quarry Glen Club filed a Petition for Declaratory Relief against H. L. Horton, John McMahon and Anna Elizabeth Hillis, their unknown heirs and assigns, in the Orphans' Court of Bradford County to No. 31 Orphans 2012; and

The said Petition and Notice was served upon the Respondents by publication once a week for three successive weeks in the Towanda Daily Review and the Bradford County Law Journal, and none of the Respondents having filed an answer or other written response, twenty days having elapsed since advertising, IT IS ORDERED AND DECREED that any Respondents who have any right, title or interest in and to the land described below shall bring an action of ejectment or be forever barred from asserting any right, lien, title or interest in all that certain lot, piece or parcel of land situate in Sheshequin Township described as follows:

Lot A: (Horton lot) BEGINNING at a point in the centerline of S.R. 1043 (the Sheshequin Road) in line of lands of Scott Heath, the easternmost point of the herein described premises; thence South 68°45' 09" West along said lands of Scott Heath, through a set pin at roadside, 549.00 feet to a set pin in line of the Blackman lot described below; thence along the same course 186.78 feet along the Blackman lot to a set pin in line of lands of Dennis Cote, the southernmost point hereof; thence North 37° 49' 07" West 403.14 feet, partly along a fence to a found pin in line of lands of Ralph Sturzenegger, the westernmost point hereof; thence along said lands of Sturzenegger and along fences two courses and distances: (1) North 56° 09' 43" East 271 feet through a set pin to a point in a creek, the northernmost point hereof, and (2) South 73° 26' 40" East through a set pin to a found pin in line of lands of Thomas Iszard; thence along said

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lands of Iszard two courses and distances: (1) South 14° 41' 58" East 359.85 feet to a pin, and (2) North 68° 45' 09" East through a set pin at roadside to a point in the centerline of the Sheshequin Road; thence along the centerline of said road South 24° 39' 20" East 25.04 feet to the point of beginning.

Lot B. (Blackman lot) BEGINNING at a set pin at the southernmost point of the Horton lot described above, in the common intersection of lands of Dennis Cote, lands of the Quarry Glen Club, and lands of Scott Heath, and the westernmost point of the herein described lot; thence along the Horton lot North 68° 45' 09" East 186.78 feet to a set pin in line of lands of Scott Heath, the northernmost point hereof; thence along said lands of Heath three courses and distances: (1) South 14° 41' 58" East 50.00 feet to a set pin, the easternmost point hereof, (2) South 68° 38' 07" West 181.50 feet to a set pin, the southernmost point hereof, and (3) North 19° 45' 21" West to the point of beginning inconsistent with the interest or claim of the Petitioner as set forth in its Petition unless the Respondents take such action as they are hereby directed within thirty (30) days of the entry of this Order and Decree; and

It is further Ordered and Decreed that Petitioner shall advertise one time within ten (10) days in the Towanda Daily Review and the Bradford County Law Journal the entry of this Preliminary Order and Decree, which notice shall contain the warning hereof.

BY THE COURT
/s/Maureen T. Beirne
Jan. 22

MISCELLANEOUS LEGAL
NOTICE

COURT OF COMMON PLEAS
BRADFORD COUNTY
ORPHANS' COURT DIVISION

NO.: 1-ORPHANS-2013

IN RE: S.W. LITTLE; E.G. LITTLE;
LYDIA S. DAY; JOHN P. DAY;
S.S. DAY; J.E. DAY; A.C. SEELEY;
C.H. PERKINS and LYDIA PERKINS
NOTICE

TO: The Heirs of S.W. Little, E.G. Little, Lydia S. Day, John P. Day, S.S. Day, J.E. Day, A.C. Seeley, C.H. Perkins and Lydia Perkins, 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 92-acre parcel and 10-acre and 14-perch tract of land located in Overton Township, Bradford County, Pennsylvania by virtue of certain Deeds dated July 12, 1890 and recorded in Bradford County Deed Book 184 at Page 56 and August 22, 1903 and recorded in Bradford County Deed Book 253 at Page 19.

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. 1, 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.

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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
pat@tellicoleman.com

ORDER

AND NOW, on the 8th day of January, 2013, 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 J. Beirne, J.
Jan. 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, piece or parcel of land Situate in Albany Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway Route 08010, a corner of lands now or formerly of Francis J. Murphy; thence along lands now or formerly of Francis James Murphy North 06 degrees West 216 feet to an iron pin corner; thence still along said lands of Murphy North 85 degrees West 201.6 feet to an iron pin corner; thence along other lands of former grantors South 06 degrees East 216 feet to a point in the center line of the aforesaid State Highway; thence Easterly along the center line of said Road 201.6 feet to a spike, the place of beginning.

TITLE TO SAID PREMISES VESTED IN Anthony Starzi, by Deed from Jacob E. Boyce and Sadie Calvert, dated 06/05/2007, recorded 06/12/2007 in Instrument Number 200706172.

Premises being: 236B MARSH ROAD a/k/a RR 1 BOX 76C SAYMON ROAD, NEW ALBANY, PA 18833.

Tax Parcel No. 02-135.00-085-000-000.

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Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of BANK OF AMERICA, N.A. vs. ANTHONY STARZI.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 9, 2013

Jan. 8, 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot or piece of ground situate in Albany Township, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING in the northwest corner of the Evergreen Christian Church lot, now or formerly, and near the center of the public highway leading from Evergreen to Moon Street; thence in a northerly course along center of said road, 113/4 rods to an iron pin in the center of said highway; thence in a westerly course along lands formerly of Fred W. Terry, now or formerly of Irene English, to a stake corner in line formerly of William Post, now or formerly of Duane Allen; thence south along land formerly of William Post, now or formerly of Duane Allen to a corner in line formerly of RS Hibbard, now or formerly of Maude Hibbard; thence in an easterly course along line formerly of RS

Hibbard, now or formerly of Maude Hibbard to the place of beginning.

Being the same premises which David L. Webb and Ruth E. Webb by Deed dated July 9, 20120 and recorded on July 12, 20120 in the Recorder of Deeds for Bradford County under instrument number 201015032, granted and conveyed to Ashley White.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of JP MORGAN CHASE BANK, N.A. vs. ASHLEY WHITE.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 9, 2013

Jan. 8, 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, January 30, 2013 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN PIECE, parcel and lot of land situate and being in the BOROUGH OF SAYRE, COUNTY OF BRADFORD and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows, to wit:

PARCEL NO. 2:

LOT NO. 1: Being a piece of land 33 1/2 feet front on North side of Lake Street, formerly South Pine Street, and 90 feet deep Northerly from the said street. The said lands

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being taken from the West end of Lots No. 82 and 83 according to a plot and survey made for J. H. Mills by N. F. Walker.

LOT NO. 2: Beginning at a point in the center line of Lake Street 120 feet Westerly from its intersection with the Westerly line of Keystone Avenue, thence Westerly along the center line of Lake Street 30 feet to a corner; thence Northerly 134 1/2 feet to a corner; thence Easterly along the Southerly line of lands formerly deeded by Nellie Buckley to John F. Mead about 30 feet to a corner in the Easterly line of lands herein described; thence Southerly to the place of beginning, and being known as No. 102 Lake Street.

LOT NO. 3: Beginning at a point in the center line of Lake Street at the corner of a lot conveyed by Harriet M. Watson to Margaret Cushing, by deed dated November 30, 1907; thence Westerly along the center line of Lake Street 30 feet to a corner, thence North $08^{\circ} 10'$ West 180 feet to a corner; thence Easterly along the South line of Lot No. 80 on the John H. Mills Plot (said Plot not recorded) 30.4 feet to a corner at the Northwest corner of said Cushing Lot; thence Southerly along the West line of the said Cushing Lot to the place of beginning. Being the West 1/2 of Lot No. 84 on the said plot.

LOT NO. 4: Beginning at an iron pin in the North line of Lake Street at the Southwest corner of lands owned by the former Grantor Henry Crockenberg and Monica Crockenberg, his wife, thence North $08^{\circ} 10'$ West along the former Grantors West line 160.6 feet to the Northwest corner of the same and to an iron pin; thence North $89^{\circ} 40'$ West 30 feet; thence South $08^{\circ} 10'$ East approximately 161 feet to the North line of Lake Street; thence along the North line of said street North $81^{\circ} 50'$ East 30 feet to the place of beginning. Being a tract of land approximately 30 feet by 161 feet, lying West of lands owned now or formerly of

Henry Crockenberg and Monica Crockenberg, his wife.

EXCEPTING AND RESERVING from the above described Parcels 3 and 4 land conveyed to Ida Cryder, a widow by deed from Clarence W. Nothstein and Glenn L. Fish, trading as Cash-Credit Appliance Company, said deed bearing date of August 28, 1964, and recorded September 4, 1964, in Bradford County Deed Book 569 at Page 888:

LOT NO. 5: Beginning at an iron pin in the North line of lands of the former Grantor distant 86 feet Westerly from the West line of South Keystone Avenue; thence along other lands of the former Grantor South $08^{\circ} 10'$ East a distance of 45 feet to an iron pin for a corner; thence South $81^{\circ} 50'$ West a distance of four feet to an iron pin for a corner, thence along other lands of the former Grantees North $08^{\circ} 10'$ West a distance of 45 feet to an iron pin for a corner, thence North $81^{\circ} 50'$ East a distance of 4 feet to an iron pin, the point and place of beginning. Being Parcel A shown on survey No. 5073 made by George K. Jones, Bradford County Surveyor dated October 22, 1963.

LOT NO. 6: Beginning at an iron pin in the North line of Lake Street located 90 feet Westerly from the West line of South Keystone Avenue, at the Southeast corner of other lands of the former Grantees; thence North $08^{\circ} 10'$ West a distance of 45 feet to an iron pin for a corner; thence North $81^{\circ} 50'$ East a distance of 4 feet to an iron pin for a corner, thence South $08^{\circ} 10'$ East along other lands of the former Grantor a distance of 45 feet to an iron pin in the North line of Lake Street; thence South $81^{\circ} 58'$ West a distance of 4 feet to an iron pin, the point and place of beginning. Being Parcel B shown on survey No. 5073 made by George K. Jones, Bradford County Surveyor, dated October 22, 1963.

LOT NO. 7: Beginning at an iron pin at the Northwest corner of lands of Burton-

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McConnell; thence South 81° 50' West a distance of 34 feet to an iron pin for a corner; thence North 08° 10' West a distance of 11.2 feet to an iron pin for a corner, thence South 00° 20' West a distance of 6.9 feet to an iron, the point and place of beginning,

Being Plot A shown on survey No. 5050 made by George K. Jones, Bradford County Surveyor, dated September 28, 1963, and subsequently revised.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of MANUFACTURERS AND TRADERS TRUST COMPANY vs. PARVIN J. MENSCH, JR. AND VALERIE J. MENSCH.

Clinton J. Walters, Sheriff
Sheriff's Office
Towanda, PA
Jan. 9, 2013

Jan. 8, 15, 22