

# Bradford County Law Journal

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Towanda, PA Tuesday, July 2, 2013

No. 444



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

##### **McIntire, Merle S.**

Late of Athens Borough (died June 12, 2013)

Executrix: Connie Cockcroft, 406 Gateway Industrial Park Road, Athens, PA 18810

Attorneys: R. Joseph Landy, Esquire, Landy & Landy, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

##### **Slingerland, Leo H.**

Late of Troy Township (died May 14, 2013)

Executrix: Sonja Haflett, 1844 Route 514, Granville Summit, PA 16926

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

#### SECOND PUBLICATION

##### **Husick, Martha J.**

Late of Athens Borough (died December 22, 2012)

Executrix: Karen L. Eldridge, 17 Griffin Lane, Pine City, NY 14871

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

##### **Mattocks, Vivian A.**

Late of Springfield Township (died May 19, 2013)

Executor: Duane O. Mattocks, 8931 Route 414, Canton, PA 17724

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 120 Troy Street, Canton, PA 17724

##### **VanSlyke, William H.**

Late of Athens Borough (died March 23, 2013)

Executrix: Elizabeth Kavitski c/o Duvall, Reuter & Pruyne, 14 Park Street, Towanda, PA 18848

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

##### **Whitlock, Mary Belle a/k/a Mary Belle (Inman) Whitlock**

Late of Columbia Township (died April 10, 2013)

Executor: Timothy G. Whitlock, 856 Sylvania Road, Troy, PA 16947

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

#### THIRD PUBLICATION

##### **Daff, David P.**

Late of Bradford County

Executor: David M. Daff 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

##### **Decker, Kyle D.**

Late of Gillett (died April 21, 2013)

Administrators: David C. and Tanya R. Decker, 3181 Thunder Rd., Gillett, PA 16925

##### **Drayer, Emma A.**

Late of Ulster Township (died April 21, 2013)

Executrix: Diane E. Shauger 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

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**Gahman, George E.**

Late of Wysox Township (died May 8, 2013)  
Executor: Don E. Gahman c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Michnich, John**

Late of Leraysville Borough (died May 8, 2013)  
Co-Administrators: Mary Michnich, Olga Michnich and Joseph Michnich c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848  
Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

**Reider, Lucy**

Late of Bradford County  
Executor: Ronald L. Reider 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

**REGISTER'S NOTICE**

0811-0280 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF MARGARET G. DELL, Executrix of the Estate of Joan B. Miller, late of Towanda Borough, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 16th day of July, 2013.  
Shirley Rockefeller  
Register of Wills

July 2, 9

**MISCELLANEOUS LEGAL NOTICE**

COURT OF COMMON PLEAS  
BRADFORD COUNTY  
ORPHANS' COURT DIVISION

NO: 24-ORPHANS-2013

IN RE: ELLA COLLINS

**NOTICE**

TO: THE HEIRS OF ELLA COLLINS, 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 26 acre 13 perches parcel of land, a 16 acre and 71 perches parcel of land, and a 28 acre and 75 perches parcel of land, all situate in Albany Township, Bradford County, Pennsylvania by virtue of that certain Deeds recorded in Bradford County Deed Book 354 at Page 533, Deed Book 358 at Page 295 and Deed Book 486 at Page 114, respectively

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. 24-2013, 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

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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

June 25; July 2

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### MISCELLANEOUS LEGAL NOTICE

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TOWANDA AREA SCHOOL  
DISTRICT  
SALE OF UNUSED AND  
UNNECESSARY LAND  
(Wysox Elementary School Rear Lot)

NOTICE IS HEREBY GIVEN that a hearing has been set for July 23, 2013 at 11:45 a.m., in Courtroom #2 of the Bradford

County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848; and, per Court Order dated May 31, 2013 by the Honorable Maureen T. Beirne, at Docket No. 2013IR0096.

At the hearing, the Court will consider the Petition of the Towanda 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 3.45 acres of land, (commonly known as the Wysox Elementary School Rear Lot) situate on Route 187 in Wysox, Bradford County, Pennsylvania. The School District proposes to sell the said land, to Randy B. Williams for the sum of One Hundred Seven Thousand (\$107,000.00) Dollars, pursuant to an Agreement of Sale attached to said Petition.

The School District has received the Affidavits of two persons familiar with the values of real estate in the area of the Towanda 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 be had at public sale, and that they are not interested, either directly or indirectly, in the purchase or sale thereof.

CHRISTOPHER D. JONES,  
ESQUIRE  
GRIFFIN, DAWSEY, DePAOLA &  
JONES, P.C.  
Attorneys for Towanda Area  
School District  
101 Main Street  
Towanda, PA 18848  
Tel.: (570) 265-2175

July 2, 9, 16