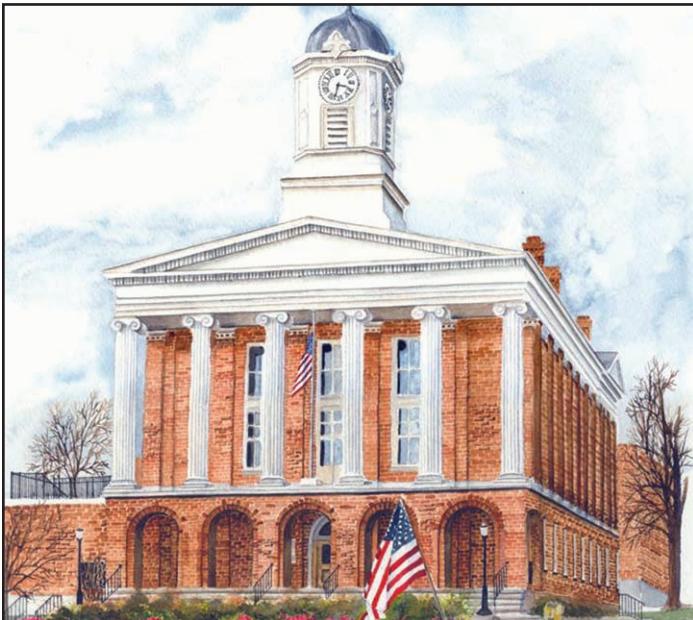


OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ January 21, 2022 ★ Montrose, PA ★ No. 43



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**Court of Common Pleas
34th Judicial District:**

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, 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, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Kenneth W. Seamans, *Senior Judge*

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Clerk of The Orphan’s Court
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Coroner

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Auditors

Robert DeLuca
Richard Suraci
Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

LEGAL NOTICES

**IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY
COMMONWEALTH OF PENNSYLVANIA**

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

EXECUTOR NOTICE

Estate of Mary Ann Banko
Late of Great Bend Township
EXECUTOR

James E. Banko II
363 Banko Road
Susquehanna, PA 18847

1/21/2022 • 1/28/2022 • 2/4/2022

EXECUTRIX NOTICE

Estate of Ronald Lawrence
Stephens, Sr.
Gibson Township
EXECUTRIX

Jane E. Stephens AKA Jane E. Gdyk
426 Simrell Road
South Abington Twp., PA 18411
ATTORNEY

Rachael Thomas
1220 Main Street
Susquehanna, PA 18847

12/31/2021 • 1/7/2022 • 1/14/2022

EXECUTRIX NOTICE

Estate of Doris L. Owens
Late of Rush Township
EXECUTRIX

Michelle Miller
785 Mockingbird Lane
Audubon, PA 19403
ATTORNEY

Paul D. Horger, Esquire
P.O. Box 240, 1212 South
Abington Road
Clarks Summit, PA 18411

1/21/2022 • 1/28/2022 • 2/4/2022

EXECUTRIX NOTICE

Estate of Alfred Joseph Critelli, Jr.
Late of Susquehanna
EXECUTRIX

Jennifer Tighe
335 Hudson St., Apt. 3
Forest City, PA 18421

1/21/2022 • 1/28/2022 • 2/4/2022

LEGAL NOTICE

**ESTATE NOTICE IN THE
ESTATE OF ROY SPENCER
CLARK, a/k/a R. SPENCER
CLARK**, late of the Township of
Auburn, County of Susquehanna,
Commonwealth of Pennsylvania,
who died on October 30, 2020.
Letters of Administration in the
above estate have been granted to
the undersigned, all persons
indebted to said estate are

requested to make prompt payment and all having claims against said estate will present them without delay to: Jeremy James Clark, Administrator, c/o JAMI LAYAOU HEARN, ESQ. 181 West Tioga Street, Tunkhannock, PA 18657.

1/21/2022 • 1/28/2022 • 2/4/2022

EXECUTRIX NOTICE

Estate of Herbert E. Cornelius
Late of Township of Auburn
EXECUTRIX
Deborah Ann Traver nbm Deborah
Ann Mokris
P.O. Bx 298
Meshoppen, PA 18630
ATTORNEY
John J. Hovan
154 Warren Street
Tunkhannock, PA 18657

1/14/2022 • 1/21/2022 • 1/28/2022

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF THADDEUS J. CAPWELL**, late of the Town of Silver Lake, Pennsylvania, (died December 7, 2021) to George C. Capwell, Administrator. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to George C. Capwell or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 50 Public Avenue, Montrose, PA 18801.

1/14/2022 • 1/21/2022 • 1/28/2022

ADMINISTRATRIX NOTICE

Estate of Michael P. Siracuse AKA
Michael Siracuse
Late of Auburn Township
ADMINISTRATRIX
Judy A. Thomas
725 Corbin Road
Kingsley, PA 18826
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

1/14/2022 • 1/21/2022 • 1/28/2022

EXECUTRIX NOTICE

Estate of Mildred G. Green
Late of Dimock Township
CO-EXECUTRIX
Margaret Harbaugh
10 Meadowood Dr.
Tunkhannock, PA 18657
CO-EXECUTRIX
Katherine Boyer
4612 Orchid Way
Dover, PA 17315
ATTORNEY
Stephen J. Evers, Esq.
213 R. N. State St.
Clarks Summit, PA 18411

1/14/2022 • 1/21/2022 • 1/28/2022



ADMINISTRATOR NOTICE

Estate of Chelsea Max Bruce AKA
Chelsea Bruce
Late of Milford, PA
ADMINISTRATOR
David R. Bruce
182 Overbrook Run
Milford, PA 18337
ATTORNEY
Raymond W. Ferrario
538 Biden Street - Suite 528
Scranton, PA 18503

1/7/2022 • 1/14/2022 • 1/21/2022

ESTATE NOTICE

ADMINISTRATION NOTICE

In the Estate of HARLAND S. BROWN, deceased, late of Great Bend Borough, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate having been issued to Roger 1. Brown, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Administrator for the Estate:
Roger J. Brown
296 Church Street
Great Bend, PA 18821

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

1/7/2022 • 1/14/2022 • 1/21/2022

OTHER NOTICES

LEGAL NOTICE

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

No. 2021-80 OC

COTERRA ENERGY INC.

v.

THE ESTATE OF HENRY DRINKER, as well as all the heirs, devisees, administrators, executors, successors and/or assigns of HENRY DRINKER

NOTICE

TO: The Estate of Henry Drinker as well as all the heirs, devisees, administrators, executors, successors and/or assigns of Henry Drinker claiming any right, title or interest in the oil and gas in and under approximately 124 acres of land underlying Elk Lake and Little Elk Lake (collectively, the "Lakes") situated in Dimock Township, Susquehanna County, Pennsylvania, and currently described as Property Tax Parcel Identification Numbers: 179.03-1,001.00,000 & 179.00-1,078.00,000, being a portion of the lands acquired by Henry Drinker from Joseph Kunkle and Peter Mason by virtue of those certain deeds dated April 30, 1795 and April 29, 1795, respectively, and recorded in the County of Susquehanna at Patent Deeds P-24-429 and P-24-422, 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 ANY UNKNOWN OWNERS OF THE OIL AND GAS UNDER THE SURFACE OF THE WITHIN REAL PROPERTY IN THIS MATTER, HAS BEEN FILED IN THE COURT OF COMMON PLEAS IN AND FOR SUSQUEHANNA COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION AT DOCKET NO. OC080-2021, SEEKING TO HAVE S&T 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 AND GAS 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 and gas 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
Susquehanna County Courthouse
31 Lake Avenue
Montrose, PA 18801
(570) 278-4600

BRIAN H. SIMMONS, ESQ.
BUCHANAN INGERSOLL &
ROONEY, P.C.
Attorneys for Petitioner
Coterra Energy, Inc.
501 Grant Street, Suite 200
Pittsburgh, PA 15219-4413
(412) 562-8800
brian.simmons@bipc.com

ORDER
AND NOW, this 22nd day of December, 2021, upon consideration of Coterra Energy Inc.'s Petition under the Pennsylvania Dormant Oil and Gas Act (58 P.S. § 701.1 et seq.) to Declare a Trust in Favor of the Unknown Oil and Gas owners, it is hereby ORDERED and DIRECTED that: (1) a rule is issued upon the Respondents to show cause why the Petitioner is not entitled to the relief requested; (2) the Respondents shall file an

answer to the Petition within twenty (20) days of service upon the Respondents; (3) the Petition shall be decided under Pa.R.C.P. No. 206.7; (4) an evidentiary hearing on any disputed issues of material fact shall be held on February 28, 2022, at 10:00 a.m. in Courtroom No. 1 of the Susquehanna County Courthouse in Montrose, Pennsylvania; and (5) notice of the entry of this Order shall be provided to the Respondents by Publication once in the Susquehanna Independent newspaper and once in the Legal Journal of Susquehanna County.

BY THE COURT:
/s/Jason Legg, J.

1/21/2022

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE MARCH 8, 2022

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following

described real estate, to wit:

SALE DATE AND TIME

03/08/2022 09:00 AM

Writ of Execution No.:

2021-968 CP

PROPERTY ADDRESS: 4156 Lakeview Road, Susquehanna, PA 18847

LOCATION: Jackson Township
Tax ID #: 093.00-1,011.00,000.

IMPROVEMENTS: ONE – 1 story manufactured home
ONE – 12 x 24 wood framed garage

PROPERTY ADDRESS: 122 Rocky Lane, Thompson, PA 18465
LOCATION: Thompson Township
Tax ID #: 114.00-1,043.00,000.

IMPROVEMENTS: ONE – 1 story manufactured home
ONE – 24' x 40' pole shed
ONE – 11' x 20' pole shed

PROPERTY ADDRESS: 124 Rocky Lane, Thompson, PA 18465
LOCATION: Thompson Township
Tax ID #: 114.00-1,044.00,000.

IMPROVEMENTS: ONE – one and two thirds wood frame dwelling

DEFENDANTS: Hardcore Stone, Inc.

ATTORNEY FOR PLAINTIFF:
James T. Shoemaker, Esq.
(570) 287-3000

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in

interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

1/14/2022 • 1/21/2022 • 1/28/2022

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MARCH 8, 2022**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

SALE DATE AND TIME

03/08/2022 09:30 AM

Writ of Execution No.:
2021-705 CP

PROPERTY ADDRESS: 1125
Stanley Lake Road, Friendsville,
PA 18818

LOCATION: Choconut Township
Tax ID #: 042.18-2,002.01,000.

IMPROVEMENTS: ONE – 2 story wood framed dwelling with attached garage

ONE – 11 x 13 wood framed shed
ONE – 16 x 20 wood framed barn

DEFENDANTS: James P. Searles
and Tracy Searles

ATTORNEY FOR PLAINTIFF:
James T. Shoemaker, Esq.
(570) 287-3000

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

1/14/2022 • 1/21/2022 • 1/28/2022



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