



# Jefferson County Legal Journal

The Official Legal Journal of the Courts of Jefferson County, PA

## JEFFERSON COUNTY LEGAL JOURNAL

c/o Editor

395 Main Street, Suite A, Brookville, PA 15825  
Owned and Published Weekly by the  
Jefferson County Bar Association

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William L. Henry.....Senior Judge  
Edwin L. Snyder.....Retired Judge  
Heidi Ulrich Dennison.....President  
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### ESTATE NOTICE

Notice is hereby given that in the estate of the decedent set forth below the Register of Wills has granted letter testamentary or of administration to the person(s) named. All persons owing said estate are requested to make payment and those having claims or demands against said estate are requested to make such claims, properly authenticated and without delay, to the executor(s) or administrator(s) or their attorney named below.

### FIRST PUBLICATION

**CORBIN, SALLY S.**, dec'd  
Late of Brookville Borough  
EXECUTOR: JEFFREY S. CORBIN  
ATTORNEY: SCOTT C. ALLEN  
323 Main Street  
Brookville, PA 15825

**FOX, MAXINE E.**, dec'd  
Late of Eldred Township  
EXECUTOR: HARVEY RICHARD FOX  
ATTORNEY: JAMES D. DENNISON  
395 Main Street  
Brookville, PA 15825

**ROSMAN, JOSEPH M.**, dec'd  
Late of Sykesville Borough  
EXECUTRIX: MICHELLE MOWREY  
ATTORNEY: QUERINO R. TORRETTI  
P.O. Box 218  
600 Main Street  
Reynoldsville, PA 15851

**MAYES, PATRICIA E.**, dec'd  
Late of Punxsutawney Borough  
EXECUTOR: JAMES BARRY MAYES  
ATTORNEY: NICHOLAS GIANVITO  
P.O. Box 574  
314 Rear West Mahoning Street  
Punxsutawney, PA 15767

**WHITE, EUGENE W.**, dec'd  
Late of Punxsutawney Borough  
CO-EXECUTORS: STEVEN F. WHITE & CARLTON D. WHITE  
ATTORNEY: JEFFREY LUNDY  
219 East Union Street  
Punxsutawney, PA 15767

### SECOND PUBLICATION

**ELKIN, THOMAS H. aka THOMAS HARRY ELKIN**, dec'd  
Late of Bell Township  
ADMINISTRATOR: MATTHEW A. ELKIN  
ATTORNEY: JOHN G. ACHILLE  
379 Main Street  
Brookville, PA 15825

**ORTZ, JOHN E.**, dec'd  
Late of Washington Township  
EXECUTRIX: KATHY C. ORTZ  
ATTORNEY: DAVID J. HOPKINS  
100 Meadow Lane  
Suite 5  
DuBois, PA 15801

### THIRD PUBLICATION

**INDRE, DONNA R. aka DONNA ROMAINE INDRE**, dec'd  
Late of Falls Creek Borough  
CO-EXECUTORS: DENISE M. HUBER & JAMES O. INDRE  
ATTORNEY: DAVID D. KING  
P.O. Box 1016  
23 Beaver Drive  
DuBois, PA 15801

**DEFELICE, PASQUALE J., SR.**, dec'd  
Late of Young Township  
EXECUTOR: JAMIE J. DEFELICE  
ATTORNEY: ROBERT M. HANAK  
P.O. Box 487  
528 Liberty Boulevard  
DuBois, PA 15801

**BUGANZA, RUTH B. aka RUTH BERTHA BUGANZA**, dec'd  
Late of Perry Township  
ADMINISTRATOR: JACOB DANIEL  
ATTORNEY: AMY J. MORRIS  
200 South Findley Street  
Professional Building  
Punxsutawney, PA 15767

**PASIERB, BETTY E.**, dec'd  
Late of Falls Creek Borough  
EXECUTOR: NONE LISTED  
ATTORNEY: PAULA M. CHERRY  
P.O. Box 505  
DuBois, PA 15801

**YANITY, RALPH A.**, dec'd  
Late of Brockway Borough  
EXECUTOR: JAMES FRANK YANITY  
ATTORNEY: R. EDWARD FERRARO  
690 Main Street  
Brockway, PA 15824

**GIROSKEY, ELSPETH aka ELSPETH W. GIROSKEY**, dec'd  
Late of Bell Township  
CO-EXECUTORS: GEORGE EDWARD GIROSKEY & DAVID IAN GIROSKEY  
ATTORNEY: JAY LUNDY  
219 East Union Street  
Punxsutawney, PA 15767

## CONFIRMATION OF ACCOUNTS

Notice is hereby given that the following Executors and Administrators have filed their accounts in the Office of the Register of Wills and the Trustees and Guardians in the Office of the Clerk of the Orphans' Court Decision of the Court of Common Pleas of Jefferson County, Pennsylvania, and the account will be presented to the Court for the approval and confirmation, if no exceptions thereto are filed, on Monday, December 28, 2015 at 2:00 p.m.

Diane Maihle Kiehl, Register of Wills and Clerk of the Courts of Common Pleas, Orphans' Court Division.

## SECOND PUBLICATION

**MENDENHALL, GERALD RAY**, dec'd  
ADMINISTRATRIX: PHYLLIS J. CALDWELL  
805 Caldwell Road  
Summerville, PA 15864

**SWAB, THOMAS D.**, dec'd  
EXECUTRIX: LINDA M. SWAB  
131 Walnut Street  
Brookville, PA 15825

**ESPOSITO, FRANCIS J.**, dec'd  
CO-EXECUTORS: GREGORY J. ESPOSITO  
6315 Salem Park Circle  
Mechanicsburg, PA 17050

THOMAS E. ESPOSITO  
7111 Salem Park Circle  
Mechanicsburg, PA 17050

## Jefferson County Bar Association Seminars

Please note that the following video-replay seminars have been scheduled and will be held at 379 Main Street, Brookville:

**February 12, 2016** 9:00 a.m. to 1:00 p.m. (4 hrs substantive law/no ethics)  
Local, State and Federal Taxes Affecting Real Estate Transactions  
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199  
1:00 p.m. to 4:00 p.m. (2 hrs substantive law/ 1 hr ethics)  
Using Social Media in Your Law Practice  
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

**March 1, 2016** 9:00 a.m. to 12:30 p.m. (3 hrs substantive law/no ethics)  
19th Family Law Update  
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

**March 24, 2016** 9:00 a.m. to 12:30 p.m. (3 hrs substantive law/no ethics)  
Coordinating Clients' Powers of Attorney, Advanced Directives, Wills and Trusts  
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

**April 8, 2016** 9:00 a.m. to 12:30 p.m. (3hrs substantive/no ethics)  
Criminal Law Update  
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

**April 22, 2016** 9:00 a.m. to 12:30 p.m. (3hrs substantive law/no ethics)  
Success with Summary Judgment Motions: How to Win before Trial  
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199  
12:30 p.m. to 1:30 p.m. (No substantive law/1 hr ethics)  
Frequently Asked Questions: Ethics and Social Media  
Cost: Members \$59; \$59 (admitted after 1/1/12); and Non-members \$69

Registration for the seminars will be at 8:30 a.m.

If possible, please contact John Achille at 814/849-6701 to pre-register for any of the foregoing seminars so that we may obtain an accurate accounting of those wishing to attend.

***Your continued support of the local seminars will be appreciated.***

## NOTICE

Brookville Municipal Authority  
Brookville, Pennsylvania

NOTICE OF INTENT TO FILE ARTICLES OF AMENDMENT NOTICE is hereby given that on December 29, 2015, the Brookville Municipal Authority, a Pennsylvania municipal authority, with a registered office located at 18 Western Avenue, Suite A, Brookville, PA 15825, intends to file Articles of Amendment with the Secretary of the Commonwealth under the provisions of chapter 56 of the Municipality Authorities Act of 1945 (53 Pa. C.S.A. '5603 and '5605). The nature and character of the proposed amendment, as adopted by appropriate resolution, is to extend the existence of the authority for an additional term of 50 years commencing upon the filing and acceptance of the Articles of Amendment by the Secretary as provided for by the Municipality Authorities Act of 1945 (53 Pa. C.S.A '5601 et seq.).

James D. Dennison, Esq., Solicitor

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

The undersigned, Sheriff of the County of Jefferson, Commonwealth of Pennsylvania, hereby gives Notice that he will, on:

FRIDAY, January 8, 2016  
at 10:30 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Jefferson County Writ of Execution No. 935-2010 C.D., Wells Fargo Bank N.A. Vs. Joh Ann Holes, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James E. Wazelle, Deceased. Owner (s) of property situate in the BELL TOWNSHIP, JEFFERSON COUNTY, Pennsylvania, being 936 Pine Tree Road, a/k/a RD 8 Box 606, Punxsutawney, PA 15767-3331, Parcel No. 03-003-0300. Improvements thereon: Residential Dwelling, Judgment Amount \$65,762.57, Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 18, 2016 and that said Distribution will be made in accordance with said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

All bids must be paid in full when the property is stricken down.

If all conditions of the sale are not met within one (1) hour of sale the property at the conclusion of the hour will again be put up and sold at the expense and risk of the person to whom first sold.

Carl J. Gotwald, Sr., Sheriff  
County of Jefferson  
Commonwealth of Pennsylvania  
3t's: Dec. 3, 10, 17

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

The undersigned, Sheriff of the County of Jefferson, Commonwealth of Pennsylvania, hereby gives Notice that he will, on:

FRIDAY, January 8, 2016  
at 11:00 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Jefferson County Writ of Execution No. 417-2015 C.D., Midfirst Bank vs.

Maceo A. Ehause and Annette K. Ehause.

ALL THOSE two certain parcels of land situate in the Township of Young, Jefferson County, Pennsylvania, being 50'x170' and having thereon erected a dwelling house and garage and known as: 5 Ellermeyer Road, Walston, PA 15781. Map No. 42-002-0209, Tax I.D. 42-2895, Reference Jefferson County Record Book 180, Page 377

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 18, 2016 and that said Distribution will be made in accordance with said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

All bids must be paid in full when the property is stricken down.

If all conditions of the sale are not met within one (1) hour of sale the property at the conclusion of the hour will again be put up and sold at the expense and risk of the person to whom first sold.

Carl J. Gotwald, Sr., Sheriff  
County of Jefferson  
Commonwealth of Pennsylvania  
3t's: Dec. 3, 10, 17

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

The undersigned, Sheriff of the County of Jefferson, Commonwealth of Pennsylvania, hereby gives Notice that he will, on:

FRIDAY, January 15, 2016  
at 10:30 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Jefferson County Writ of Execution No. 181-2015 C.D., Community First Bank VS. Sherry M. Dienes a/k/a, Sherry M. Laurenza, Property address: 102 Pleasant Avenue, Punxsutawney, PA 15767.

All those certain pieces, parcels and tracts of land situate, lying and being in the SECOND WARD OF THE BOROUGH OF PUNXSUTAWNEY, JEFFERSON COUNTY, PENNSYLVANIA. Further identified in the Jefferson County Tax Assessment Office as Parcel No. 22-003-0702.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 25, 2016, and that said Distribution will be made in accordance with said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

All bids must be paid in full when the property is stricken down.

If all conditions of the sale are not met within one (1) hour of sale the property at the conclusion of the hour will again be put up and sold at the expense and risk of the person to whom first sold.

Carl J. Gotwald, Sr., Sheriff  
County of Jefferson  
Commonwealth of Pennsylvania  
3t's: Dec. 3, 10, 17

## NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

The undersigned, Sheriff of the County of Jefferson, Commonwealth of Pennsylvania, hereby gives Notice that he will, on:

FRIDAY, January 15, 2016  
at 11:00 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Jefferson County Writ of Execution No. 451-2015 C.D., U.S. Bank National Association, As Trustee For the Pennsylvania Housing Finance Agency Vs. Thomas M. Stevens and the Secretary of Housing and Urban Development.

ALL THAT CERTAIN piece or parcel of land situate in Brookville Borough, Jefferson County, Pennsylvania, as follows: Tract No. 1 being Lot No. 2 in the plan of lots of George A. Woods as surveyed by James B. Caldwell; and Tract No. 2 Being part of Lot No. 5 in George A. Woods as surveyed by James B. Caldwell, and Having Thereon Erected A Dwelling Known as 103 South Pickering Street, Brookville, PA 15825. Deed Book 474, Page 173, Map #06-012-509.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 25, 2016, and that said Distribution will be made in accordance with said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

All bids must be paid in full when the property is stricken down.

If all conditions of the sale are not met within one (1) hour of sale the property at the conclusion of the hour will again be put up and sold at the expense and risk of the person to whom first sold.

Carl J. Gotwald, Sr., Sheriff  
County of Jefferson  
Commonwealth of Pennsylvania  
3t's: Dec. 3, 10, 17