



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

John H. Foradora.....President Judge

Jeffrey GordonPresident
Mary L. PothovenVice President
Ross F. FerraroSec./Tres.

ESTATE NOTICES

Notice is hereby given that in the estate of the decedent set forth below the Register of Wills has granted letters 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

MCGILL, LISA A., a/k/a LISA ANN, dec'd.

Late of Washington Township
EXECUTRIX: KATHERINE R.
MCGILL
ATTORNEY: BENJAMIN S.
BLAKLEY
P.O. Box 6
90 Beaver Dr.
DuBois, PA 15801

BROSIUS, SCOTT, a/k/a SCOTT CHARLES, dec'd.

Late of Pinecreek Township
ADMINISTRATOR: ROGER
BROSIUS
ATTORNEY: D. SCOTT LAUTNER
68 Old Clairton Rd.
Pittsburgh, PA 15236

REITZ, KRISTA MARIE, dec'd.

Late of Punxsutawney Borough
ADMINISTRATRIX: CINDIE ANN
REITZ
ATTORNEY: TROY M. FREDERICK
836 Philadelphia St.
Indiana, PA 15701

JOHNSON, HELEN M., dec'd.

Late of Punxsutawney Borough
EXECUTRIX: DEBORAH L.
OSIKOWICZ
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

LEFEVER, JEREMY JASON, a/k/a JEREMY J., a/k/a JEREMY, dec'd.

Late of Snyder Township
ADMINISTRATRIX: VICKI L.
SICARD
ATTORNEY: LEANNE NEDZA
199 W. DuBois Ave., Suite 1
DuBois, PA 15801

STOCKDILL, BETTY L., dec'd.

Late of Brookville Borough
EXECUTRIX: DEBORAH KAY
LOWMAN
ATTORNEY: JOSEPH
ELLERMEYER
379 Main St.
Brookville, PA 15825

ERICKSON, FRANCES PATRICIA, a/k/a PATRICIA, a/k/a F. PATRICIA, dec'd.

Late of Brockway Borough
EXECUTRIX: FRANCES P.
SPIGELMYER
ATTORNEY: DAVID B. INZANA
Inzana & Melillo, LLP
423 Main St.
Brockway, PA 15824

SECOND PUBLICATION

MARSHALL, ELLA MAYE, a/k/a ELLA MAY, a/k/a ELLA M., dec'd.

Late of Young Township
CO-EXECUTORS: JAY WAYNE
HOOVER AND MELODEE JUNE
HOOVER
ATTORNEY: JEFFREY LUNDY
P.O. Box 74
219 E. Union St.
Punxsutawney, PA 15767

LISAK, ISABELLE M., dec'd.

Late of McCalmont Township
CO-EXECUTORS: THOMAS D.
LISAK AND JANICE A. MONYAK
ATTORNEY: DAVID J. HOPKINS
Hopkins Heltzel LLC
100 Meadow Lane
Suite 5
DuBois, PA 15801

BELDIN, CARL L., dec'd.

Late of Reynoldsville Borough
ADMINISTRATRIX: LILLIAN C.
BELDIN
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

THIRD PUBLICATION

FELCZAK, ANNETTE, a/k/a ANNETTE L., dec'd.

Late of Pinecreek Township
EXECUTOR: JOHN B. FELCZAK
ATTORNEY: ROSS F. FERRARO
690 Main St.
Brockway, PA 15824

CAPOZZOLI, JOHN A., a/k/a JAKE, dec'd.

Late of Punxsutawney Borough
EXECUTRIX: SUZANNE SMITH
ATTORNEY: NICHOLAS
GIANVITO
P.O. Box 574
314 R. W. Mahoning St.
Punxsutawney, PA 15767

SLAY, CONNIE, a/k/a CONNIE L., a/k/a CONNIE LYNN, dec'd.

Late of Brookville Borough
CO-EXECUTRIX: JOHN C.
DENNISON, II, a/k/a JOHN
CALVIN, AND RUBY SLAY
ATTORNEY: JOHN C. DENNISON
Gordon and Dennison
293 Main St.
Brookville, PA 15825

MINICH, JOHN D., II, a/k/a JOHN DARL, II, dec'd.

Late of Ringgold Township
EXECUTRIX: EILEEN A. MINICH
ATTORNEY: AMY J. MORRIS
200 S. Findley St.
Professional Building
Punxsutawney, PA 15767

ALLEGRETTO, PAULINE, a/k/a PAULINE M., a/k/a PAULINE MARY, dec'd.

Late of Summerville Borough
EXECUTRIX: LORETTA
ALLEGRETTO
ATTORNEY: JEFFREY M.
GORDON
Gordon and Dennison
293 Main St.
Brookville, PA 15825

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 15, 2019 - 9:00 a.m. to 3:30 p.m. (5 hrs substantive law/1 hr ethics)
The Year in Review for the General Practitioner 2018 \$279

February 28, 2019 - 9:00 a.m. to noon (2 hrs substantive law/1 hr ethics)
Interplay of Workers Compensation and Third Party Cases \$249

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.

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Limited Liability Company Act, 15 Pa. C.S. Section 8901, et seq., of the filing in the Office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, on January 14, 2019, an application for the conducting of a business under the assumed or fictitious name, style or designation of **WHITE PINE MEDIA, LLC**. The registered address of the business is 797 Buhite Road, Reynoldsville, Pennsylvania 15851.

ROSS F. FERRARO, ESQUIRE
FERRARO, KRUK & FERRARO, LLP
690 Main Street
Brockway, PA 15824

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, FEBRUARY 8, 2019, at 9:30 A.M.

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

By virtue of Writ of Execution No. 446-2018, Freedom Mortgage Corporation v. Rodney N. Allshouse, Jr., and Jenni Allshouse, owners of property situate in the Eldred Township, Jefferson County, Pennsylvania, being, 8481 Route 949, Sigel, PA 15860-3828, Parcel No. 09-001-0401, Improvements thereon: Residential Dwelling, Judgment Amount: \$119,141.88, 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 February 19, 2019, 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

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, FEBRUARY 8, 2019, at 10:00 A.M.

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

By virtue of Writ of Execution No. 807-2018, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI, VS. KEITH WOLFE, PATRICIA WOLFE, 170 PINE STREET, BROOKVILLE, PA 15825. ALL the following described tract of land situated in the Borough of Brookville, (formerly Rose Township), Jefferson County, Pennsylvania, Parcel # 06-018-0123C, Property Address: 170 Pine Street, Brookville, PA 15825, Judgment Amount: \$130,164.90. Attorneys for Plaintiff: KM LAW.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 19, 2019, 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

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, FEBRUARY 8, 2019, at 10:30 A.M.

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

By virtue of Jefferson County Writ of Execution No. 348-2018 CD, DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE FOR THE FBR SECURITIZATION TRUST 2005-5, MORTGAGE BACKED NOTES, SERIES 2005-5 V. DAVID W. W SHEAFFER. Property Address: 116 Roberts Street, Punxsutawney, PA 15767 (Improvements erected thereon) Parcel No. 23-002-0105 and 23-002-0106. Judgment Amount: \$72,140.35, Attorneys for Plaintiff: Milstead & Associates.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 19, 2019, 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

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, FEBRUARY 8, 2019, at 11:00 A.M.

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

By virtue of Writ of Execution No. 887-2018, PNC Bank, National Association v. Hannah J. Montgomery and Jason Montgomery, owners of property situate in the Punxsutawney Borough, Jefferson County, Pennsylvania, being 307 Mitchell Avenue, a/k/a 307 North Mitchell Avenue, Punxsutawney, PA 15767-1429, Parcel No. 21-002-0310, Improvements thereon: Residential Dwelling, Judgment Amount: \$60,365.68. 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 February 19, 2019, 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

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, FEBRUARY 8, 2019, at 11:30 A.M.

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

By virtue of Jefferson County Writ of Execution No. 756-2018 CD, FIRST COMMONWEALTH BANK V. THOMAS WAYNE SPITZ, ALL the right, title interest and claim of Thomas Wayne Spitz a/ka/ Thomas W. Spitz, of in and to: Pinecreek Township, 13590 Route 322, Brookville, PA 15825, Improvements: Residential house and garage k/a 13590 Route 322, Brookville, PA 15825. DBV 621, Pg. 882. Parcel No. 18-365-0125 Judgment Amount: \$37,724.70 Attorney's for Plaintiff: Gary W. Darr, McGrath McCall, P.C.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 19, 2019, 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

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, FEBRUARY 8, 2019, at 12:00 Noon

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

By virtue of Writ of Execution No. 837-2018, TAMMAC HOLDINGS CORPORATION VS. LINDA A. LEIHGEBER. ALL THAT CERTAIN tract of land situate in Barnett Township, Jefferson County, Pennsylvania. Property Address: 240 Chestnut Drive, Clarington, PA 15828, including 2007 Colony 16x76 Mobile Home. Parcel No.: 01-162-0168 E, Improvements: Residential Real Estate, sold as the property of: Linda A. Leihgeber, Attorney Name: Jessica N. Manis, Esq.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 19, 2019, 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

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, FEBRUARY 22, 2019, at 10:00 A.M.

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

By virtue of Writ of Execution No. 441-2018 CD, Bayview Loan Servicing, LLC., V. John A. Rittenhouse, Jr., and Deborah J. Walker. Property Address: 368 Adrian Road, DeLancey, PA 15733. Parcel No. 42-506-0300 F2. Judgment Amount: \$11,309.35. All that certain piece or parcel of land situate, lying and being in the Village of Adrian, Young Township, Jefferson County, Pennsylvania, bounded and described as follow, to wit: Beginning at the Northeastern corner of the lot herein conveyed, said point being along Main Street, Village of Adrian and next to lands of Theodore Koromous, et ux., for a distance of 150 feet to a point along an unnamed alley; thence South 42 degrees 26 minutes West along said unnamed alley for a distance of 49 feet to a point; thence North 47 degrees 34 minutes West along other lands of the Grantor herein, for a distance for 150 feet to a point along Main Street; thence North 42 degrees 26 minutes East along Main Street, for a distance of 49 feet to the place of beginning. Containing 7,350 square feet, more or less, to accordance with a survey completed by Fred W. Wise; Registered Surveyor, No. 4151, on July 1, 1974. Attorneys for Plaintiff: KML Law Group.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by March 4, 2019, 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