



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
William L. Henry.....Senior Judge
Edwin L. Snyder.....Retired Judge

Matthew B. Taladay.....President
Jeffrey M. Gordon.....Vice President
Mary L. Pothoven.....Sec./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

BROOKS, GLORIA H., a/k/a GLORIA E., dec'd.
Late of Pinecreek Township
COEXECUTORS: LONNIE K.
VROBEL AND HARRY J. VROBEL
ATTORNEY: BRYAN D. HUWAR
P.O. Box 23
Fisher, PA 16225

STAHLMAN, ELEANOR A., a/k/a ELEANOR ALICE, dec'd.
Late of Brookville Borough
EXECUTOR: JOHN C. DENNISON, II
ATTORNEY: JOHN C. DENNISON
293 Main St.
Brookville, PA 15825

SECOND PUBLICATION

HOFFMAN, LINDA L., dec'd.
Late of Bell Township
ADMINISTRATRIX: TINA M.
HACKENBERRY
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

SHAFFER, MILTON P., dec'd.
Late of McCalmont Township
EXECUTOR: S & T BANK
ATTORNEY: JOHN C. DENNISON
293 Main St.
Brookville, PA 15825

HUFFMAN, ROBERT, dec'd.
Late of Rose Township
EXECUTRIX: TAMMY J. SMITH
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

THIRD PUBLICATION

MILLER, EVELYN M., dec'd.
Late of Punxsutawney Borough
EXECUTOR: GARY LEE PEARCE
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

MCKINLEY, ROBERT H., a/k/a ROBERT HARRY, dec'd.
Late of Eldred Township
ADMINISTRATRIX: JUANITA KAY
McKINLEY
ATTORNEY: JOHN C. DENNISON
293 Main St
Brookville, PA 15825

ANANEA, ANNA R., A/K/A ANN R., DEC'D.
Late of Punxsutawney Borough
ADMINISTRATRIX: TONI A.
CARULLI
ATTORNEY: JAY LUNDY
219 E. Union St.
P.O. Box 74
Punxsutawney, PA 15767

ANANEA, ANTHONY PETER, a/k/a TONY P., a/k/a TONEY, a/k/a TONY, dec'd.
Late of Perry Township
EXECUTOR: PAUL R. McMAHAN
ATTORNEY: JAY LUNDY
219 E. Union St.
P.O. Box 74
Punxsutawney, PA 15767

BUFFINGTON, CLIFFORD M., dec'd.
Late of Bell Township
EXECUTRIX: JULIE A. CLARK
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St
Punxsutawney, PA 15767

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, September 14, 2018, at 10:00 A.M.

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

By virtue of a Writ of Execution No. 392-2010 C.D. WELLS FARGO BANK NA VS. SUZANE M. BUTTERY. ALL that certain piece, parcel, lot or tract of land situate in Township of Snyder, Jefferson County, Pennsylvania. Parcel No. 33-248-0127 & 33-248-0127 A. Being Known and Numbered As: 13422 Route 28, A/K/A RD 1 Box 171, Brockway, PA. Judgment Amt. \$95,443.31. Attorneys for Plaintiff: Manley Deas Kochalski, LLC.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 24, 2018, 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, September 14, 2018, at 10:30 A.M.

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell: By virtue of a Writ of Execution No. 357-2018 C.D. PNC BANK, NATIONAL ASSOCIATION VS. MARYANN I. PESTA, owner of property situate in Young Township, Jefferson County, Pennsylvania, being: 27 Rita's Court, a/k/a Ritas Court, Punxsutawney, PA 15767-3079. Parcel No. 42-526-0113 FA. Improvements thereon: Residential Dwelling. Judgment Amt. \$180,111.25. 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 September 24, 2018, 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, September 14, 2018, at 11:00 A.M.

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

By virtue of a Writ of Execution No. 069-2018 C.D. PENNSYLVANIA HOUSING FINANCE AGENCY VS. MELINDA M. SARVEY AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

ALL that certain tract of land in Oliver Township, Jefferson County, Pennsylvania, being approximately 173.25 x 173.25 x 173.25 and containing ¾ acre. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 446 BELSHAZZAR ROAD, BROOKVILLE, PA 15825 (erroneously referred to as 490 Belshazzar Road, Coolspring, PA in some prior recorded documents). Map #16-443-0132A Jefferson Deed Book 536, page 708. TO BE SOLD AS THE PROPERTY OF MELINDA M. SARVEY UNDER JUDGMENT NO. 2018-69. Judgment Amt. \$60,389.60. Attorneys for Plaintiff: Purcell Krug Haller.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 24, 2018, 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, September 14, 2018, at 11:30 A.M.

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

By virtue of a Writ of Execution No. 409-2018 C.D. The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Nationstar Home Equity Loan Trust 2007-C vs. Bruce A. McKinstry. Judgment Amt. \$26,465.95. ALL THOSE CERTAIN tracts of land situate in the Borough of Brookville, County of Jefferson and Commonwealth of Pennsylvania, bounded and described as follows: TRACT ONE: BEGINNING at a post at the Southeast corner of the premises herein described; thence, South 64 degrees West, a distance of 06 perches to a stone heap; thence, North 47 degrees West along land of Reed Milling Company, a distance of 14 ½ perches to Pickering Street; thence, along Pickering Street, a distance of 03.9 perches to a post corner; thence, South 54 degrees East, along the second described tract herein, a distance of 17 ½ perches to the place of BEGINNING. TRACT TWO: BEGINNING at the Southeast corner of the premises herein described; thence, South 64 degrees West, a distance of 06 perches to a post; thence, north 54 degrees West, along the first described tract herein, a distance of 17 ½ perches to Pickering Street; thence, along Pickering Street, a distance of 03.9 perches to a post; thence, South 57 degrees East, along land of Reinsel and land of Petrocci, a distance of 20 perches to a post, the place of BEGINNING. BEING Parcel ID 06-012-0602 AND BEING KNOWN for informational purposes only as 130 South Pickering Street, Brookville, PA. BEING THE SAME PREMISES which was conveyed to Alice P. McKinstry, Pearl D. McKinstry and Bruce A. McKinstry, as joint tenants with the right of survivorship, by Deed of Frances Carmalt, widow, dated 10/11/1988 and recorded 12/30/1988 in Book 529 Page 345, in the Jefferson County Recorder of Deeds office, in fee. AND THE SAID Alice P. McKinstry departed this life on or about April, 1992, whereby title vested solely unto Pearl D. McKinstry and Bruce A. McKinstry, as surviving joint tenants, by operation of law. AND THE SAID Pearl D. McKinstry departed this life on or about March 26, 2009, whereby title vested solely unto Bruce A. McKinstry, as surviving joint tenant, by operation of law.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 24, 2018, 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