



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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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 NONE RECORDED

SECOND PUBLICATION

KRINER, JACQUELINE F., dec'd.

Late of Winslow Township
EXECUTOR: CHESTER BLAINE
KRINER, JR.
ATTORNEY: JOHN B. BRANDON
P.O. Box 220
12 North Third Street
Reynoldsville, PA 15851

ZUCKETT, LOUIS, dec'd.

Late of Brookville Borough
EXECUTRIX: MARY ANN
MALONEY
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

PATRICELLI, WILLIAM M., dec'd.

Late of Brockway Borough
EXECUTOR: R. EDWARD
FERRARO
ATTORNEY: ROSS F. FERRARO
690 Main Street
Brockway, PA 15824

DEMBROSKY, EDWARD M., dec'd.

Late of Sykesville Borough
ADMINISTRATRIX: LAURA TOWNS
ATTORNEY: DAVID J. HOPKINS
100 Meadow Lane
Suite 5
DuBois, PA 15801

O'DONNELL, JOSEPH F., dec'd.

Late of Eldred Township
ADMINISTRATOR: PAUL F.
O'DONNELL aka PAUL FRANCIS
O'DONNELL
ATTORNEY: JEFFREY M.
GORDON
293 Main Street
Brookville, PA 15825

SUMMERVILLE, EDNA MAY aka EDNA V.

SUMMERVILLE, dec'd.

Late of Pinecreek Township
EXECUTRIXES: BETSY G.
FERRINGER & SANDRA J.
PHILLIBER
ATTORNEY: BETH AMMERMAN
GERG
371 Main Street
Brookville, PA 15825

THIRD PUBLICATION

MAXIM, MICHAEL J. JR., dec'd.

Late of Pinecreek Township
EXECUTOR: JOHN EARL MCKEE
ATTORNEY: GERARD R. SORG
50 South St. Marys Street
Saint Marys, PA 15857

SPANGLER, KATHRYN J., dec'd.

Late of Pinecreek Township
EXECUTRIX: DIANE S. WAYNE
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

DOMBROWSKI, BILL aka BILL C.

DOMBROWSKI, dec'd.
Late of Rose Township
ADMINISTRATRIX: SHARON M.
DOMBROWSKI
ATTORNEY: JAMES C. MUNLEY
227 Penn Avenue
Scranton, PA 18503

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, November 13, 2014 at 2:00 p.m.

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

FIRST PUBLICATION

PHILP, JUDITH A., dec'd.

EXECUTOR: SCOTT G. PHILP
2220 Canterbury Drive
Mechanicsburg, PA 17055

ADAMS, MSGR GEORGE J., dec'd.

CO-EXECUTORS: MARY
CATHERINE KENNEY
29 Wheaton Drive
Littlestown, PA 17340

RICHARD ADAMS
4032 Clay Plant Road
Brockway, PA 15824

MSGR CHARLES KAZA
1100 Hewitt 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, NOVEMBER 14, 2014
at 10:00 o'clock A.M.

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

ALL the right, title and interest and claim of John M. Raniowski and Elizabeth C. Raniowski, of, in, and to Municipality of Young Township, address of 133 Peden Park Road, Punxsutawney, PA 15767, Being Lot No. 11 in the Peden Park Subdivision. Improvements: Having erected there on a dwelling known as 133 Peden Park Road, Punxsutawney, PA 15767. DBV 448, PG#607, and Tax Map No. 42-565-0132-K.

The sale of the above described real property is to be held on the judgment entered in the Court of Common Pleas of Jefferson County, Pennsylvania by First Commonwealth Bank, against John M. Raniowski and Elizabeth C. Raniowski at No. 502-2014 C.D.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by November 24, 2014 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: Oct. 23, 30, Nov. 6

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, NOVEMBER 21, 2014
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell

All that certain tract or parcel of land lying in or being in Winslow Township, Jefferson County, Pennsylvania being known as Lot No. 4 of the subdivision for DuBois Country Place, Inc., of the Theodore and Carmen Hughes tract dated May 27, 1995, recorded September 11, 1995 in Jefferson County Plan Book 4, page 11. Being known as Tax Parcel I.D. No. 40-388-0143-4. Further known as 1117 Wayne Road, Reynoldsville, PA.

The sale of the above described real property is to be held on the judgment entered in the Court of Common Pleas of Jefferson County, Pennsylvania by Green Tree Servicing, LLC, against C. Michael Spuck, at No. 49 C.D. 2014.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 10, 2014 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: Oct. 30, Nov. 6, 13

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, NOVEMBER 21, 2014
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell

ALL the right, title, interest and claim of David P. Lindenmuth, of, in and to the following described property:

ALL THAT certain real estate situated in Brockway Borough, Jefferson County, Pennsylvania, containing 9,000 square feet. Having erected thereon a dwelling known as 933 Elm Street, Brockway, Pennsylvania 15824. Deed Book Volume 620, Page 588, Parcel No. 05-009-0807.

The sale of the above described real property is to be held on the judgement entered in the Court of Common Pleas of Jefferson County, Pennsylvania, by S&T Bank against David P. Lindenmuth, at No. 396 C.D. 2014.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 10, 2014 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: Oct. 30, Nov. 6, 13

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, DECEMBER 5, 2014
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell By Virtue of a Writ of Execution No. 425-2014 C.D.

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company V. Colleen M. Ellermyer Owner (s) of property situate in PUNXSUTAWNEY BOROUGH, 3RD WARD, JEFFERSON COUNTY, PENNSYLVANIA, BEING, 409 Greenwood Avenue, Punxsutawney, PA 15767-2313, Parcel No. 23-001-0554

Improvements thereon: Residential Dwelling

Judgement Amount: \$67,197.12

Attorneys for Plaintiff: Phelan Hallinan, LLP

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 15, 2014 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: Nov. 6, 13, 20

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, DECEMBER 5, 2014
at 10:30 o'clock A.M.

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

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KELLY ANN WYANT-TODOROV, OF IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN REAL ESTATE SITUATED IN UNION TOWNSHIP, JEFFERSON COUNTY, PENNSYLVANIA. PARCEL NO. 1 HAVING ERECTED THEREON A COMMERCIAL BUILDING KNOWN AS 3430 ROUTE 322, BROOKVILLE, PENNSYLVANIA 15828, PARCEL NO. 37-301-160-A. PARCEL NO. 2 HAVING ERECTED THEREON A DWELLING KNOWN AS 3408 ROUTE 322, BROOKVILLE, PENNSYLVANIA 15825, PARCEL NO. 37-301-160. DEED BOOK VOLUME 487, PAGE 924.

JEFFERSON COUNTY WRIT OF EXECUTION NO. 927-2013 C.D., JTS CAPITAL 1 LLC VS. KELLY ANN WYANT-TODOROV VS. THE UNITED STATES OF AMERICA

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 15, 2014 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: Nov. 6, 13, 20

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, DECEMBER 5, 2014
at 11:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell

ALL THAT CERTAIN piece, parcel or tract of land in the Borough of Brookville, County of Jefferson, Commonwealth of Pennsylvania, commonly known as 256 Allegheny Boulevard, Brookville, Pennsylvania 15825.

Tax ID#06-018-0178-AB2

Being 256 Allegheny Blvd., Brookville, PA 15825, TITLE TO SAID PREMISES IS VESTED IN Cherry Dip Associates, LLC by deed from SC Investments LLC dated August 21, 2008 and recorded September 5, 2008 in the Office of the Recorder of Deeds in and for Jefferson County, Pennsylvania at Book 488, page 530.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 15, 2014 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: Nov. 6, 13, 20

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, DECEMBER 12, 2014
at 10:00 o'clock A.M.

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

ALL THAT certain property situated in the Township of Young in the County of Jefferson and Commonwealth of Pennsylvania, being more fully described in a deed dated 6/18/2001 and recorded among the land records of the County and State set forth above, in record book 198 and pages 0356-0367 and address: 773 Scotland Ave. Ext., Punxsutawney, PA 15767, Parcel ID No.: 42-526-105

Jefferson County Writ of Execution No. 34-2013 C.D. Marion Center Bank VS. Douglas C. Griffith and Edwina D. Griffith

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 22, 2014 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: Nov. 6, 13, 20

LEGAL NOTICE

Notice is hereby given by the Jefferson County Tax Claim Bureau pursuant to Section 607 of the Pennsylvania Real Estate Tax Sale Law (Act of July 17, 1947 P.L. 1368, Article IV, Section 607 as amended, 72 Purdon's Statutes, Section 5860.607) that: On October 28th, 2014, the Bureau presented its Return and Petition for Confirmation of Sale to the Court of Common Pleas of Jefferson County, Pennsylvania at No. 841-2014 C.D., with regard to those parcels, that were advertised for and exposed to sale at the Jefferson County Courthouse on September 25, 2014, and that said Court made a Confirmation Nisi of the Consolidated Return on October 30th, 2014.

Objections or exceptions to the Return and Petition for Confirmation of Tax Sale or the right of the Bureau to conduct the sale because of failure on the Bureau's part to comply with the law, may be filed by any owner, or lien creditor within thirty (30) days after the date of Confirmation Nisi of the Consolidated Return. If no objections or exceptions are made within that time, the Return will be confirmed absolutely. Last day to file objections or exceptions to the Upset Tax Sale held on September 25, 2014 is December 5th, 2014.

Jefferson County Tax Claim Bureau
By: Susan L. Seigworth, Director