



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

DEFELICE, SYLVIA A., dec'd.
Late of Punxsutawney Borough
CO-EXECUTORS: JANET SUE
MCQUOWN AKA JANET SUE
ACCOMONDO &
ATTORNEY: JAY LUNDY
219 East Main Street
Punxsutawney, PA 15767

SECOND PUBLICATION

LANESE, PATRICIA, dec'd.
Late of Brockway Borough
EXECUTOR: R. EDWARD
FERRARO
ATTORNEY: ROSS F. FERRARO
690 Main Street
Brockway, PA 15824
EMBERG, MARY M., dec'd.
Late of Punxsutawney Borough
EXECUTRIX: HOLLY EMBERG
ATTORNEY: NICHOLAS GIANVITO
P.O. Box 574
314 Rear West Mahoning Street
Punxsutawney, PA 15767
TOVEN, MARGARET JANE aka M. JANE
TOVEN, dec'd.
Late of Winslow Township
EXECUTOR: ARTHUR J. TOVEN
ATTORNEY: BENJAMIN S.
BLAKLEY
P.O. Box 6
90 Beaver Drive
DuBois, PA 15801

THIRD PUBLICATION

SHUGARTS, WILLIAM R., dec'd.
Late of Winslow Township
EXECUTOR: JEFFREY BRET
SHUGARTS SR.
ATTORNEY: MATTHEW B.
TALADAY
P.O. Box 487
528 Liberty Boulevard
DuBois, PA 15801
SOLINGER, LOIS M. aka LOIS A.
SOLINGER aka LOIS AVENELL
SOLINGER aka LOIS SOLINGER,
dec'd.
Late of Trumbull County
ADMINISTRATOR: JOHN M.
ROSSI
ATTORNEY: DEBORAH L. SMITH
109 North Diamond Street
Mercer, PA 16137
DAVID, NORA JANE aka NORA J. DAVID,
dec'd.
Late of Brockway Borough
EXECUTRIX: LINDA J. MARLEY
ATTORNEY: JOHN B. BRANDON
P.O. Box 220 12 North 3rd Street
Reynoldsville, PA 15851
MONKS, ILENE V., dec'd.
Late of Brookville Borough
EXECUTRIX: CAROL R. ELLIOTT
ATTORNEY: JEFFREY M.
GORDON
293 Main Street
Brookville, PA 15825
CRAFT, THOMAS Q. aka THOMAS CRAFT,
dec'd.
Late of Punxsutawney Borough
EXECUTRIX: SUSAN CRAFT
KLEBACHA
ATTORNEY: JEFFREY 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 Tuesday, January 21, 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

KUHNS, HELEN L., dec'd.

CO-EXECUTORS: STAN PIERCE &
SHARON PIERCE
10990 Fisher Road
Sigel, PA 15860

**SWAB, NANCY J. aka NANCY SWAB aka
NANCY JEAN KELLAR SWAB**,
dec'd.

EXECUTOR: JAMES WILLIAM
KUNTZ
110 Simmons Street
DuBois, PA 15801

KALGREN, NORMAN LEE, dec'd.

ADMINISTRATOR: GARY E.
KALGREN
134 Auction Barn Road
Falls Creek, PA 15840

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 24, 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 lot of land situate in the Borough of Punxsutawney, Jefferson County, Pennsylvania and being known as 211 Jenks Avenue, Punxsutawney, PA 15767.

IMPROVEMENTS: Residential Property.

Said real property is located on Jefferson County Assessment Maps as
No. 22-001-0909.

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 Bank of America, N.A. against Benjamin M. Miller at No. 799 C.D. 2010.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 3, 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: Jan. 2, 9, 16

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 24, 2014
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL those certain pieces, parcels or lots of land situate, lying and being in the Borough of Falls Creek and being known as 41 Church Lane, Falls Creek, PA 15840. Title to said premises is vested in Donald Johnson and Amy Marie Johnson by deed from Glenn Benninger, widower, dated July 25, 2005 and recorded August 11, 2005 in Deed Book 352, page 11.

Said real property is located on Jefferson County Assessment Maps as
No. 10-005-0415.

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 Nationstar Mortgage, LLC against Donald Johnson and Amy Marie Johnson at No. 259 C.D. 2013.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 3, 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: Jan. 2, 9, 16

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 24, 2014
at 11:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell The property situate in BROCKWAY BOROUGH, Jefferson County, Pennsylvania and being known as 1017 Main Street, Brockway, PA 15824.

Improvements Thereon: RESIDENTIAL DWELLING

Said real property is located on Jefferson County Assessment Maps as
No. 05-005-0608.

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 JP Morgan Chase Bank, N.A. against Jeff D. Gibson and Donna J. Gibson at No. 701 C.D. 2012.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 3, 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: Jan. 2, 9, 16

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 24, 2014
at 11:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell the property situate in the FOURTH WARD OF PUNXSUTAWNEY BOROUGH, Jefferson County, Pennsylvania and being known as 208 South Penn Street, Punxsutawney, PA 15767.

Improvements Thereon: RESIDENTIAL DWELLING

Said real property is located on Jefferson County Assessment Maps as

No. 24-001-0515.

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 U.S. Bank, N.A. against Amy Alviso and Christopher Alviso at No. 606 C.D. 2013.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 3, 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: Jan. 2, 9, 16

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 31, 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 piece, parcel or tract of land situate, lying and being in the THIRD WARD, BOROUGH OF PUNXSUTAWNEY, Jefferson County, Pennsylvania, bounded and described as follows: On the North by Lot No. 146; on the East by Maple Street, on the South by Lot No. 148 and on the West by Highland Avenue, fronting 50 feet on Highland Avenue and extending back the same width 142 feet to Maple Street. Being Lot No. 147 in Block "B" in the East End Addition to the Borough of Punxsutawney.

Being known as 206 Highland Avenue, Punxsutawney, PA 15767.

Title to said premises is vested in Christina R. Carlos by deed from Enrique P. Samonte and Alexies O. Samonte, husband and wife, dated December 5, 2005 and recorded December 12, 2005 in Deed Book 368, Page 178.

Said real property is located on Jefferson County Assessment Maps as

No. 23-002-0733.

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 Federal National Mortgage Association against Christina Carlos at No. 463 C.D. 2013.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 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: Jan 9, 16, 23

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 31, 2014
at 10:30 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 or being in Winslow Township, Jefferson County, Pennsylvania and being described as follows:

BEGIN known as Lot Number 6 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.

TOGETHER with and subject to covenants, easements and restrictions of record. BEING the same premises which DuBois Country Place, Inc., a Pennsylvania corporation, by deed dated August 27, 1996 and recorded September 17, 1996 in the Office of the Recorder of Deeds in and for Jefferson County in Deed Book 72, page 621, granted and conveyed unto Bradley Scott Guiher and Tracie Lynn Guiher, husband and wife, in fee.

Said real property is located on Jefferson County Assessment Maps as

No. 40-388-0143-6.

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 Beneficial Consumer Discount Company against Bradley S. Guiher and Tracie Lynn Guiher at No. 490 C.D. 2013.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 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: Jan. 9, 16, 23

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 31, 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, lot or tract of land situate, lying and being in Knox Township, Jefferson County, Pennsylvania and also being known as 8006 Knoxdale Road, Knoxdale, PA 15847.

Said real property is located on Jefferson County Assessment Maps as
No. 14-002-0402.

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 Wells Fargo Bank, N.A. against Jessica M. Compton at No. 184 C.D. 2012.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 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: Jan. 9, 16, 23

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 31, 2014
at 11:30 o'clock A.M.

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

The property situate in the Borough of Brookville, Jefferson County, Pennsylvania and being known as 73 S. Pickering Street, Brookville, PA 15825.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as
No. 06-012-0517.

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 Deutsche Bank National Trust Company against Samuel L. Hetrick, Jr. and Christina Ann Hetrick at No. 400 C.D. 2012.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 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: Jan. 9, 16, 23

NOTICE

Notice is hereby given that the SHANE E. HORNER FOUNDATION was incorporated under the Pennsylvania Non-Profit Corporation Law of 1988 on June 6, 2013 for the purposes of maintaining scholarships and other charitable purposes. The registered address of the corporation is 1476 Virginia Avenue, Brockway, PA 15824.

David B. Inzana, Esq.
920 Fifth Avenue
Brockway, PA 15824

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

January 17, 2014 9:00 am to 1:30 pm. (3 hrs substantive law/1 hr ethics)
The Seven Deadly Sins of Modern Contract Law
Cost: Members \$299; \$279 (admitted after 1/1/10); and Non-members \$319

February 14, 2014 9:00 am to 1:30 pm. (4 hrs substantive law/0 hr ethics)
Driving Under the Influence: Skills that Win Cases
Cost: Members \$139; \$119 (admitted after 1/1/10); and Non-members \$159

March 5, 2014 10:00 am to 2:30 pm. (4 hrs substantive law/0 hr ethics)*
17th Annual Family Law Update
Cost: Members \$169; \$149 (admitted after 1/1/10); and Non-members \$189

March 14, 2014 9:00 am to 12:00 noon. (6 hrs substantive law/0 hr ethics)
Understanding the Basics of Health Law
Cost: Members \$169; \$149 (admitted after 1/1/10); and Non-members \$189

April 15, 2014 9:00 am to 1:00 pm. (3 hrs substantive law/1 hr ethics)
Drafting the Last Minute Estate Plan for a Sick or Dying Client
Cost: Members \$139; \$119 (admitted after 1/1/10); and Non-members \$159

April 15, 2014 1:00 pm to 4:00 pm. (3 hrs substantive law/0 hr ethics)
The Nuts and Bolts of Medicaid Planning
Cost: Members \$139; \$119 (admitted after 1/1/10); and Non-members \$159

April 30, 2014 9:00 am to 3:00 pm. (6 hrs substantive law/0 hr ethics)
Wage and Hour Law Symposium
Cost: Members \$169; \$149 (admitted after 1/1/10); and Non-members \$189
3:00 pm to 4:00 pm (Immediately following Wage/Hour seminar)
Fee Practices, Pointers and Traps of Fee Agreements (1 hr ethics)
Cost: Members \$59; \$59 (admitted after 1/1/10); and Non-members \$69

Registration for the seminars will be at 8:30 am except 3/5/2014 family Law Update registration will be at 9:30 am.

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.