



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

ROSE, CLARABEL T., dec'd
Late of Bell Township
ADMINISTRATRIX: CTA: APRIL
BROOKE ASTORINO MATTHEWS
ATTORNEY: JEFF LUNDY
219 East Union Street
Punxsutawney, PA 15767

KENNIS, ELEANOR, dec'd
Late of Henderson Township
CO-EXECUTRIXES: LORI J.
ANGELO & CONNIE MAE
LIGHTNER
ATTORNEY: ROBERT M. HANAK
P.O. Box 487
528 Liberty Boulevard
DuBois, PA 15801

CORBIN, WILLIAM J. aka WILLIAM JACK CORBIN, dec'd
Late of Warsaw Township
EXECUTRIX: CYNTHIA J. CORBIN
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

SECOND PUBLICATION

LEASURE, GLENN LORRAINE aka GLENN L. LEASURE, dec'd
Late of Pinecreek Township
EXECUTOR: RICHARD L.
ANTHONY
ATTORNEY: DAVID L. YOUNG
306 West Mahoning Street
Punxsutawney, PA 15767

COOK, SALLY LYNN aka SALLY L. COOK, dec'd
Late of Brookville Borough
EXECUTORS: MICHAEL H. COOK
aka MICHAEL HENRY COOK &
GARY E. COOK
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

SALVETTO, JOSEPHINE A., dec'd
Late of Brockway Borough
EXECUTRIX: JOANNE GENEVRO
ATTORNEY: ROSALIE P.
WISOTZKI
Suite 1109
310 Grant Street
Pittsburgh, PA 15219

THIRD PUBLICATION

GUZZO, JOSEPH aka JOSEPH L. GUZZO, dec'd
Late of Young Township
EXECUTOR: ANGELO R. GUZZO
ATTORNEY: DAVID L. YOUNG
306 West Mahoning Street
Punxsutawney, PA 15767

MINNS, CATHY J., dec'd
Late of Sykesville Borough
EXECUTRIX: DENISE M.
BUFFINGTON
ATTORNEY: JAMES D. DENNISON
Dennison Law Office
395 Main Street
Suite A
Brookville, PA 15825

ZIMMERMAN, WILLIAM K., dec'd
Late of Perry Township
EXECUTOR: WALTER J.
ZIMMERMAN
ATTORNEY: AMY J. MORRIS
Professional Building
200 South Findley 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, August 31, 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

HIMES, WANDA K., dec'd
ADMINISTRATRIX: DIANE LOUISE
NOGACEK
P.O. Box 17
Coolspring, PA 15730

COOLICK, PHILIP M., dec'd
EXECUTRIX: ANN M. FRITZ
129 Walnut Street
Brookville, PA 15825

BUSH, VIOLET H., dec'd
EXECUTOR: SPENCER E. BUSH
449 Williams Road
Reynoldsville, PA 15851

KAHLE, NEIL D., dec'd
CO-EXECUTORS: NEILIA
JACKOVITZ
P.O. Box 126
Marienville, PA 16239
THOMAS KAHLE
P.O. Box 94
Marienville, PA 16239

STEELE, MARSHA JANE, dec'd
ADMINISTRATOR: CHESTER B.
STEELE
1924 Pike Road
Punxsutawney, PA 15767

HIMES, BRIAN JAMES aka BRIAN J. HIMES, dec'd
EXECUTRIX: LORITAM. SNYDER
103 Nancy Lane
Punxsutawney, PA 15767

STEELE, SYDNEY S. aka SYDNEY SUE STEELE, dec'd
EXECUTOR: JOHN HAY STEELE
15 Pewter Road
Webster, NY 14580

PROVIN, DOROTHY K., dec'd
CO-EXECUTORS: JEFFREY C.
GANKOSKY
1253 Broad Street
Brockway, PA 15824

JAMES E. BRITTON
5598 Banbridge Drive
Harrisburg, PA 17112

SYPHRET, MARILYN R., dec'd
EXECUTRIX: LINDA J. BOLLINGER
P.O. Box 700
Lehigh Acres, FL 33970

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

August 28, 2015 9:00 a.m. to 5:00 p.m. (5 hrs substantive law/1 hr ethics)

Understanding the Basics of Elder Law

Cost: members \$ 199; \$179 (admitted after 1/1/11); and Non-members \$219

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 and accurate accounting of those wishing to attend.

Your continued support of the local seminars will be appreciated.

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, August 28, 2015
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. 70-2015 C.D., Farmers National Bank of Emlenton vs. Alan P. Thomas and Dana N. Thomas, husband and wife, property situated in the Township of Washington, Jefferson County, Pennsylvania, being more particularly described in Jefferson County at Deed Book 635, Page 39, and being Tax Assessment Map No. 39-268-0142A, with an address of 1555 Beechton Road, Brockway, PA 15824.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 8, 2015 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: Aug. 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, August 28, 2015
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 Writ of Execution No. 830-2014 C.D., Bank of America, N.A., vs. Jessica D. Lauterer and Shawn E. Lauterer: All that certain tract of land situated in the Borough of Brookville. Property address: 302 East Main Street, Brookville, PA 15825. Jessica D. Lauterer and Shawn E. Lauterer, by deed from Lugene Przestrzelski, dated 5/6/2008 and recorded 5/6/2008, as in Book 474 Page 731.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 8, 2015 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: Aug. 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, September 11, 2015
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. 2015-156-CD
Caliber Home Loans, Inc. v. Douglas G. Dickey, owner of property situate in the JEFFERSON County, Pennsylvania, being: 218 Euclid Avenue, Brookville, PA 15825-1502; Parcel No. 06-015-1502
Improvements thereon: RESIDENTIAL DWELLING
JudgmentAmount: \$73,604.27
Attorneys for the 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 21, 2015 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: Aug. 20, 27, Sept. 3

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 11, 2015
at 10:30 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
ALL that certain piece, parcel or lot of land situate, lying and being in the Borough of Sykesville, Jefferson County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a post on Sykes Street at corner of Lots Nos. 28 and 29; thence North 16 degrees 46' East along said Sykes Street, 100 feet, more or less, to a post at corner of Lots Nos. 30 and 31; thence South 73 degrees 14' East along line of Lots Nos. 30 and 31, 148 feet, more or less, to a post on Blackberry Alley; thence South 16 degrees 46' West along said Blackberry Alley, 100 feet, more or less, to a post at corner of Lots Nos. 28 and 29; thence North 73 degrees 14' West along line of Lots Nos. 28 and 29, 148 feet, more or Less, to a post on Sykes Street, the place of beginning. Being Lots Nos. 29 and 30 of the town plot of Sykesville, Pennsylvania, made from lands of Jacob B. Sykes, by Eli Coulter, Surveyor. CONTAINING 14,800 Square feet, more or less. EXCEPTING AND RESERVING, nevertheless, all the coal, oil and gas and coal and oil and gas rights to the same extent and as completely as the same has been reserved in prior conveyances of the herein described premises. BEING PARCEL #35-004-0820; BEING THE SAME PREMISES which Gary Alan Bortzer and Tammy Sue Bortzer, formerly Tammy Sue Lockwood, husband and wife, by Deed dated 6/26/2008 and recorded 7/16/2008 in the Office of the Recorder of Deeds in and for the County of Jefferson, in Deed Book 482, Page 776, granted and conveyed unto Shaina Tolhurst, a/k/a Shaina Gaston, and Jared Gaston, wife and husband.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 21, 2015 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: Aug. 20, 27, Sept. 3

NOTICE

IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE : NO. 652 TERM, 2015
COMMONWEALTH OF :
PENNSYLVANIA, DEPARTMENT OF :
TRANSPORTATION, OF THE :
RIGHT-OF-WAY FOR STATE :
ROUTE 119, SECTION 558 : EMINENT DOMAIN PROCEEDING
IN THE TOWNSHIP OF BELL : IN REM

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on August 14,2015 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself and the Governor has approved the within condemnation by signing on June 24, 2015 a plan entitled Drawing Authorizing Aquisition for Right of Way of State Route 119 Section 558, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on July 20,2015 , in Highway Plan Book Volume 6, Page 504.

The purpose of the condemnation is to Aquire Right of Way for brige replacement.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.	Parcel No.	Name	Address
3300533000	8	Unknown	Unknown

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kevin D. Pollino

District Right-of-Way Administrator
Engineering District 10-0
Pennsylvania Department of Transportation