



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
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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

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

ROWBOTTOM, WILLIAM P., dec'd.
Late of Punxsutawney Borough
CO-EXECUTORS: ROBERT J. FLEMING AND DEBORAH A. FLEMING
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

SECOND PUBLICATION

DEMOTTE, SUE ANNE, dec'd.
Late of Brookville Borough
ADMINISTRATRIX: NORA D. SNYDER
ATTORNEY: JOSEPH H. ELLERMEYER
379 Main St
Brookville, PA 15825

SHERRETZ, WANDA L., dec'd.
Late of Reynoldsville Borough
ADMINISTRATRIX: PAMELA S. JOHNS
ATTORNEY: QUERINO R. TORRETTI
P.O. Box 218
600 Main St.
Reynoldsville, PA 15851

ROUILLARD, GRACE E., dec'd.
Late of Punxsutawney Borough
ADMINISTRATOR: MICHAEL R. WILLIAMSON
ATTORNEY: JOSEPH H. ELLERMEYER
379 Main St.
Brookville, PA 15825

THIRD PUBLICATION

KROMER, DONALD L., dec'd.
Late of Bell Township
EXECUTOR: DAVID A. KROMER
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

HOLLENBAUGH, ALBERT LEROY, a/k/a ALBERT, dec'd.
Late of Punxsutawney Borough
EXECUTRIX: LAURA, a/k/a LAURA LEE, NELSON
ATTORNEY: AMY J. MORRIS
Professional Building
200 S. Findley St.
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 Orphan's 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, January 28, 2019, at 2:00 p.m.

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

SECOND PUBLICATION

ALICE M. HATTEN, a/k/a ALICE HATTEN, dec'd.

ADMINISTRATOR: RALPH T.
PAYNE
15711 Route 322
Brookville, PA 15825

DAVID ANDREW NEWMAN, SR., a/k/a

DAVID A. NEWMAN, dec'd.
ADMINISTRATRIX: SALLY J.
NEWMAN
9396 Route 949
Sigel, PA 15860

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:

January 29, 2019 - 9:00 a.m. to 1:00 p.m. (3 hrs substantive law/1 hr ethics)
Judges & Practitioners Highlight Best Practices in Social Security \$249

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 NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of

A Stitch in Time Quilting with its principal office or place of business at 1949 Fuller Road, Brookville, PA, 15825.

The names and addresses, including street and number, if any, of all persons who are parties to the registration is: Christina Barnett, 1949 Fuller Road, Brookville, PA 15825. (814) 849-3878

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 25, 2019, at 10:00 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. 685-2018 CD. Ditech Financial LLC f/k/a Green Tree Servicing LLC v. William H. Strueve, Jr., owner or property situate in the ELDRED TOWNSHIP, JEFFERSON COUNTY, Pennsylvania, being: Fisher Sigel Road, A/K/A 324 Moose Dr, Sigel, PA 15860, Parcel No. 09-200-01015, Improvements thereon: RESIDENTIAL DWELLING, Judgment Amount: \$44,072.03, 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 January 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

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 25, 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. 746-2018 CD, The Bank of New York Mellon, f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Novastar Mortgage Funding Trust, Series 2005-3, Novastar Home Equity Loan AssetBacked Certificates, Series 2005-3 v. Ashley R. Hetrick, Shera M. Hetrick, owners of property situate in the GASKILL TOWNSHIP, JEFFERSON County, Pennsylvania, being 830 Mill Road, Punxsutawney, PA 15767-4827, Parcel No. 11-568-0102 AA, Improvements thereon: Residential Dwelling, Judgment Amount: \$88,030.12, 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 January 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

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 25, 2019, at 11:00 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. 728-2018 CD, Citibank, N.A. et al, v. carol Diane Melton, Robert M. Melton, The United State of America. Parcel No. 06-012-0302, Judgment Amt.: \$52,314.48. Property Address: 53 Graham Ave., Brookville, PA 15825. ALL that certain tract of land situate in the Borough of Brookville, Jefferson County, Pennsylvania, bounded and described as follows: BEGINNING at a post at the Southeast corner of the lot of land hereby described, said post being at the intersection of the Western boundary line lands now or formerly of Mary Hoffmann and the Northern right of way line of Wienker Way; thence North 84 degrees 24' West along Wienker Way, a distance of 45 feet to a post; thence North 04 degrees 36' East along lands formerly of David Butlers, now of Lynne M. McClain, a distance of 142.6 feet to a post on Graham Avenue; thence South 85 degrees 24' East along Graham Avenue, a distance of 45 feet to a post; thence South 04 degrees 36' West along lands formerly of Mary Hoffmann, now of Paul B. Shannon and Catherine E. Shannon, his wife, a distance of 143.4 feet to a post, the place of beginning; CONTAINING 6,435 square feet, more or less. Attorneys for Plaintiff: KML LAW GROUP, P.C.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 4, 2019, and that said Distribution will be made in accordance with said Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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County of Jefferson
Commonwealth of Pennsylvania

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The undersigned, Sheriff of the County of Jefferson, Commonwealth of Pennsylvania, hereby gives Notice that he will on

Friday, January 25, 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. 730-2018 CD, U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-5, Home Equity Pass-Through Certificates, Series 2005-5 v. Dolly E. Dorsey, owner of property situate in the PUNXSUTAWNEY BOROUGH, JEFFERSON County, Pennsylvania, being: 1009 Winslow Street, Punxsutawney, PA 15767-4437, Parcel No. 26-003-0220, Improvements thereon: RESIDENTIAL DWELLING, Judgment Amount: \$43,779.05, 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 January 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

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 25, 2019, at 12:00 P.M.

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell: By virtue of Jefferson County Writ of Execution No. 777-2018 CD. Nationstar Mortgage LLC d/b/a/ Mr. Cooper v. Carl E. Petroff. ALL THOSE CERTAIN lots or pieces of ground situate in the Borough of Punxsutawney, Jefferson County, Pennsylvania, being known as: 210 New York Avenue, Punxsutawney, PA 15767. Parcel No. 26-002-0211 A. Judgment Amount: \$38,462.81. Attorneys for Plaintiff: RAS Citron, LLC.

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

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, 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.

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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.

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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.

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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.

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