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

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## KALTENBAUGH, CLARA D., dec'd.

Late of Reynoldsville Borough

EXECUTOR: WILLIAM G.

KALTENBAUGH

ATTORNEY: DAVID A. GRADY

P.O. Box 220

Reynoldsville, PA 15851

## 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

**KNAPP, LYLE aka LYLE CREADE KNAPP,**

dec'd.

Late of Clover Township

EXECUTOR: PAUL E. KNAPP

ATTORNEY: STEPHANIE R.

HAGER

352 Broad Street

New Bethlehem, PA 16242

## SECOND PUBLICATION

**GULA, AMELIA P. aka AMEILA P. GULA,**

dec'd.

Late of Sykesville Borough

EXECUTRIX: JANICE GULA

ATTORNEY: DAVID J. HOPKINS

100 Meadow Lane

Suite 5

DuBois, PA 15801

**SHICK, MARGARET M., dec'd.**

Late of Brookville Borough

ADMINISTRATOR: ANTHONY G.

VALORE JR.

ATTORNEY: SARA J. SEIDLE

468 Broad Street

P.O. Box 232

New Bethlehem, PA 16242

## THIRD PUBLICATION

**TRIVISONO, JOSEPHINE C., dec'd.**

Late of Brockway Borough

CO-EXECUTRIXES: FRANCIS

LANDINI & JUDY MANN

ATTORNEY: DAVID B. INZANA

920 Fifth Avenue

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, JULY 26, 2013  
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL those certain tracts of land situate in the Borough of Brookville, Jefferson County, Pennsylvania, bounded and described as follows:

**TRACT NUMBER 1:**

BEGINNING at an iron pine on the southerly side of West Main Street at the line of lands now or formerly of G.C. McKinley, thence South 80 degrees 30' East along said West Main Street and Madison Avenue, a distance of 109 feet to a point; thence South 74 degrees 15' East along said Madison Avenue, a distance of 91 feet to the line of lands now or formerly of Edna O. Carr; thence South 23 degrees West by the same, a distance of 101.7 feet to a point; thence South 48 degrees 35' West by the same, a distance of 61 feet to an iron pipe; thence North 77 degrees 45' West by the same, a distance of 123 feet to an iron pin on line of lands now or formerly of the said G.C. McKinley; thence North 4 degrees 15' East along said lands now or formerly of McKinley, a distance of 150.6 feet to an iron pin, the place of beginning. CONTAINING 25,951 square feet.

EXCEPTING AND RESERVING 217.5 square feet as fully as the same were conveyed from Walter H. Hopkins et ux., to John F. Carr et ux., by Deed dated October 12, 1944 and recorded in the Office of the Recorder of Deeds for Jefferson County, Pennsylvania in Deed Book 229, page 266.

**TRACT NUMBER 2:**

BEGINNING at an iron pin on the northern boundary of a 16-foot alley at the line of lands now or formerly of John F. Carr, et ux, and Edward C. Landergren, Jr., et ux, being the southeastern corner (erroneously referred to as the southwestern corner in prior Deeds in the chain of title) of lands now or formerly of the said Edward C. Landergren, Jr., et ux, and the southwestern corner hereof; thence North 48 degrees 45' East along the line of lands now or formerly of Edward C. Landergren, Jr., et ux, a distance of 61 feet; thence North 23 degrees East, a distance of 58 feet to a point; thence South 9 degrees 45' West through lands now or formerly of Edna O. Carr, a distance of 106.6 feet to an iron pipe on the northern boundary of a 16-foot alley; thence North 77 degrees 45' West along said alley, a distance of 51.7 feet to an iron pin; the place of beginning. CONTAINING 1,970 square feet.

The above-described tracts of land are UNDER AND SUBJECT to a right-of-way for a gas line as set for the in an Agreement dated August 21, 1986, by and between K. Dean Arensdorf et ux. and National Fuel Gas Distribution Corporation, which is recorded as aforesaid in Deed Book 512, page 114. Being known as 21 West Main Street, Brookville, PA 15825.

Title to said premises is vested in Nathan C. Sharp by Deed from Timothy J. Melillo and Linda Melillo, his wife, dated October 3, 2006 and recorded October 26, 2006 in Deed Book 409, page 831.

Said real property is located on Jefferson County Assessment Maps as No. 06-010-0603.

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 Nathan C. Sharp at No. 170 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 August 5, 2013 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: June 27, July 4, 11

## 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, JULY 26, 2013  
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain lot or piece of land in Washington Township, Jefferson County, known as and numbered as Lot No. 144 in Fuller and Taylor's Addition to the Borough of Falls Creek, bounded and described as follows, to-wit:

Bounded and the South by Osborn Avenue; on the West by Lot No. 145; on the North by an alley and on the East by Lot No. 143, and being fifty (50) feet wide on the Osborn Avenue and the alley and one hundred fifty (150) feet deep. Being known as 313 Osborn Avenue, Falls Creek, PA 15840.

Title to said premises is vested in Curtis L. Preston and Josephine A. Preston, husband and wife, by deed from Charles F. Hoffman and Betty E. Hoffman, husband and wife, dated May 11, 1967 and recorded May 15, 1967 in Deed Book 383, page 114.

On April 6, 2001, Josephine A. Preston departed this life leaving Curtis L. Preston, a/k/a Curtis L. Preston, Sr., as sole owner. On October 8, 2011, Curtis L. Preston, a/k/a Curtis L. Preston, Sr. departed this life. Letters Testamentary were granted unto Michael Preston and Gregory S. Preston as Co-Executors of the Estate of Curtis L. Preston, a/k/a Curtis L. Preston, Sr., Deceased, Mortgagor and Real Owner.

Said real property is located on Jefferson County Assessment Maps as No. 10-003-0406.

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 One West Bank against Michael Preston, Gregory Preston, Co-Executors and Curtis L. Preston, Sr., Deceased, at No. 523 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 August 5, 2013 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: June 27, July 4, 11

## 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, JULY 26, 2013  
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 the BOROUGH OF REYNOLDSVILLE, Jefferson County, Pennsylvania and being known as 1441 Worth Street, Reynoldsville, PA 15851.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as

No. 27-004-0705.

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 PHH Mortgage Corporation against John I. Ross and Andrea M. Hartzfeld, a/k/a Andrea Hartzfeld at No. 1095 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 August 5, 2013 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  
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3t's: June 27, July 4, 11

## 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, JULY 26, 2013  
at 11:30 o'clock A.M.

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

ALL that certain tract of land situate in Rose Township, Jefferson County, Pennsylvania being commonly known as 5328 Route 322, Brookville, PA 15825.

BEING the same property conveyed to Daniel A. Overholser, Debra A. Overholser, Joseph A. Grecco and Mary T. Grecco, partners t/d/b/a Overholser & Grecco by deed from Susan L. Goble and Fredrick A. Goble dated March 1, 2004 and recorded March 2, 2004 in the Office of the Recorder of Deeds of Jefferson County at Book 291, page 1033.

Said real property is located on Jefferson County Assessment Maps as No. 32-322-0128 A.

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 Northwest Savings Bank against Joseph A. Grecco, Mary T. Grecco, Daniel V. Overholser, Debra A. Overholser, collectively, Overholser & Grecco Partnership, d/b/a Brookville Lanes at No. 929 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 August 5, 2013 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: June 27, July 4, 11