



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
William L. Henry.....Senior Judge
Edwin L. Snyder.....Retired Judge
Heidi Ulrich Dennison.....President
Joseph H. Ellermeyer.....Vice President
Matthew B. Taladay.....Sec./Tres.

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

POWELL, LARID H. aka LAIRD HERBERT

POWELL, dec'd
Late of Perry Township
CO-EXECUTORS: LAIRD
DOUGLAS POWELL & DONALD
SCOTT POWELL
ATTORNEY: JAMIE C. STELLO
103 North Gilpin Street
Punxsutawney, PA 15767

CATANZARITO, PHYLLIS M., dec'd

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

THIRD PUBLICATION

MCKENDREE, MARION K. aka MARION

KATHRYN MCKENDREE, dec'd
Late of Brookville Borough
EXECUTOR: MICHAEL C.
BURNS
ATTORNEY: JEFFREY M.
GORDON
293 Main Street
Brookville, PA 15825

GALLINA, LORETTA A. aka LORETTA

ANN GALLINA, dec'd
Late of Perry Township
EXECUTOR: RICHARD D.
GALLINA
ATTORNEY: MARY L.
POTHOVEN
P.O. Box 218
600 East Main Street
Reynoldsville, PA 15851

BOCHERT, JAMES R. aka JAMES

ROBERT BOCHERT, dec'd
Late of Young Township
EXECUTRIX: CYNTHIA L.
BOCHERT
ATTORNEY: JAMIE C. STELLO
103 North Gilpin Street
Punxsutawney, PA 15767

SANDY, JUNE R., dec'd

Late of Punxsutawney Borough
EXECUTRIX: SANDRA LEE
SMITH
ATTORNEY: NICHOLAS F.
LORENZO
P.O. Box 495
410 West Mahoning Street
Punxsutawney, PA 15767

BECKER, MARY D., dec'd

Late of Rose Township
EXECUTOR: GARRY W.
BECKER, JR.
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

RAIA, CELESTE I. aka CELESTE JESSIE

RAIA, dec'd
Late of Brockway Borough
ADMINISTRATOR: HELPMATES
INC. PM SERVICES
ATTORNEY: SCOTT C. ALLEN
323 Main Street
Brookville, PA 15825

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, January 25, 2016 at 2:00 p.m.

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

SECOND PUBLICATION

CARLILE, HERMAN RAY aka HERMAN R.

CARLILE, dec'd
EXECUTRIX: LEE ANN KOHLER
473 2nd Street
Leechburg, PA 15656

CURRY, NANCY ELLEN aka NANCY E.

CURRY, dec'd
ADMINISTRATRIX C.T.A.:
BARBARA CURRY AIKMAN
76 Stonehedge Circle
Brookville, PA 15825

CALE, PEARL E., dec'd

EXECUTOR: CARL E. CALE
52 Humpback Road
Brookville, PA 15825

HENDERSON, Verna N., dec'd

EXECUTRIX: JOYCE ANN
HENDERSON
101 Solar Drive
Brick, NJ 08724

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:

February 12, 2016 9:00 a.m. to 1:00 p.m. (4 hrs substantive law/no ethics)
Local, State and Federal Taxes Affecting Real Estate Transactions
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199
1:00 p.m. to 4:00 p.m. (2 hrs substantive law/ 1 hr ethics)
Using Social Media in Your Law Practice
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

March 1, 2016 9:00 a.m. to 12:30 p.m. (3 hrs substantive law/no ethics)
19th Family Law Update
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

March 24, 2016 9:00 a.m. to 12:30 p.m. (3 hrs substantive law/no ethics)
Coordinating Clients' Powers of Attorney, Advanced Directives, Wills and Trusts
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

April 8, 2016 9:00 a.m. to 12:30 p.m. (3hrs substantive/no ethics)
Criminal Law Update
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

April 22, 2016 9:00 a.m. to 12:30 p.m. (3hrs substantive law/no ethics)
Success with Summary Judgment Motions: How to Win before Trial
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199
12:30 p.m. to 1:30 p.m. (No substantive law/1 hr ethics)
Frequently Asked Questions: Ethics and Social Media
Cost: Members \$59; \$59 (admitted after 1/1/12); and Non-members \$69

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.

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 22, 2016
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 Jefferson County Writ of Execution No. 175-2015 C.D., U.S. Bank National Association As Trustee For The Pennsylvania Housing Finance Agency VS. Carly M. Bedee and Ronald R. Bedee, Jr.
ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Borough of Brookville (formerly Rose Township), Jefferson County, Pennsylvania, bounded and described as follows, to wit: BOUNDED on the East by Jefferson Alley; bounded on the South by lot formerly of William Campbell, now Charles and Earl Murphy; bounded on the West by Maple Street (formerly Second Street); bounded on the North by Lot No. 30, formerly of J. Monro, now Catherine Sullivan, and being Lot No. 29 in Carrier's Addition to the Borough of Brookville. HAVING THEREON ERECTED A DWELLING KNOWN AS 11 MAPLE STREET, BROOKVILLE, PA 15825. BEING THE SAME PREMISES WHICH Ronald R. Bedee, Jr. and Carly M. Bedee by deed dated May 27, 2004 and recorded June 1, 2004 in Jefferson County Deed Book 301, page 523, granted and conveyed unto Ronald R. Bedee, Jr. Map No. 06-011-0535.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 1, 2016, 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: Dec. 31, Jan. 7, 14

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 22, 2016
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 Jefferson County Writ of Execution No. 584-2015 C.D., S & T Bank VS. James Geer and Edith Young, solely in their capacity as Administrators of the Estate of George J. Geer, Sr.,
Judgment Amt.: \$10,062.38, Attorney: Preston D. Jaquish, Esq., McGrath McCall, P.C., Three Gateway Center, Suite 1375, 401 Liberty Avenue, Pittsburgh, PA 15222. ALL the right title, interest and claim of: James Geer and Edith Young, solely in their capacity as Administrators of the Estate of George J. Geer, Sr. Municipality: Borough of Summerville, Address: 28 Station Street, Summerville, PA 15864, Lot No. II, Having erected thereon a dwelling known as 28 Station Street, Summerville, Pennsylvania, 15864. DBV 210, PG. 0778, Parcel No. 34-003-0718
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 1, 2016, 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: Dec. 31, Jan. 7, 14

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 22, 2016
at 11:00 o'clock .M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
By virtue of a Jefferson County Writ of Execution No. 241-2015 C.D., Empower Federal Credit Union VS. Keith M. Carrier
Property Address: 169 North Route 28, Brookville, PA 15825, Township of Pinecreek, Jefferson County, Parcel No. 18-001-0303 Judgment Amount: \$48,858.41
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 1, 2016, 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: Dec. 31, Jan. 7, 14

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 22, 2016
at 11:30 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
By virtue of a Jefferson County Writ of Execution No. 585-2015 C.D., Deutsche Bank National Trust Company VS. Philip E. Niel and Betsey M. Niel
Property Address: 9731 Route 28, a/k/a 9731 Route 28 N, Brockway, PA 15824-3233, Parcel No. 38-247-0103 A & 38-247-0103 A.1 Improvements thereon: Residential Dwelling Judgment Amount: \$85,631.64 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 1, 2016, 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: Dec. 31, Jan. 7, 14

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 22, 2016
at 12:00 o'clock P.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
By virtue of a Jefferson County Writ of Execution No. 402-2015 C.D., Community First Bank VS. James A. Carlson.
Property Address: 94 Walnut Street, Anita, PA 15711, Parcel No. 15-001-0313 Judgment Amount: \$23,633.75
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 1, 2016, 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: Dec. 31, Jan. 7, 14

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 29, 2016
at 10:00 o'clock .M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
By virtue of a Jefferson County Writ of Execution No. 505-2012 C.D., US Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3 VS. Unknown Heirs and Administrators of the Estate of Bruce Smith.
ALL THAT CERTAIN tract of land situated in Perry Township, Jefferson County, Pennsylvania, bounded and described as follows: 50 #8 Road, Hamilton (Township of Perry) PA 15744. Parcel No. 17-002-1515 Judgment Amount: \$98,680.97
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by February 8, 2016, 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. 7, 14, 21