

November 21, 2019 NO. 47 VOL.

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 Gordon Mary L. Pothoven	
Ross F. Ferraro	Sec./Tres.

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

HENRY, MIRIAM J., dec'd.
Late of Falls Creek Borough
ADMINISTRATRIX: RENEE LYNN HENRY
ATTORNEY: R. EDWARD FERRARO 690 Main St. Brockway, PA 15824

BROWN, SARAH E., a/k/a SARAH ELIZABETH, dec'd. Late of Punxsutawney Borough EXECUTOR: ROBERT J. BROWN ATTORNEY: DAVID L. YOUNG 306 W. Mahoning St. Punxsutawney, PA 15767

WESTOVER, COLETTA A., a/k/a COLETTA I.,

dec'd.
Late of Brookville Borough
EXECUTRIX: THERESEA M. MYRES,
a/k/a THERESEA W.
ATTORNEY: AMY J. MORRES
Professional Building 200 S. Findley St. Punxsutawney, PA 15767

ANDERSON, JUDITH A., a/k/a JUDITH A.
MacWILLIAMS, dec'd.
Late of Brookville Borough
EXECUTOR: ANDREW P. MacWILLIAMS
ATTORNEY: BETH AMMERMAN GERG 347 Main St Brookville, PA 15825

SECOND PUBLICATION

YASKIE, VINCENT STEWARD, a/k/a VINCENT

RIE, VINCENT STEWARD, AWA VINCEN S., dec'd.
Late of Eldred Township
EXECUTRIX: DEBORAH L. CROTHERS
ATTORNEY: JOSEPH H. ELLERMEYER
Achille Law P.C.
379 Main St.
Brookville, PA 15825

LONG, RODNEY, dec'd.

ADMINISTRATRIX: CHRISTINA LONG ADMINISTRATRIX: CHRISTINA LONG ATTORNEY: MATTHEW J. SCANLON 304 Ross St. Suite 510 Pittsburgh, PA 15219

THIRD PUBLICATION

McFADDEN, MARGARET E., a/k/a MARGARET ELLEN, dec'd.

Late of Brockway Borough EXECUTOR: WILLIAM MCFADDEN ATTORNEY: C.J. ZWICK 171 Beaver Dr. P.O. Box 1127 DuBois, PA 15801

HETRICK, BELVA JEAN, a/k/a BELVA J.,

dec'd. Late of Winslow Township EXECUTRIX: HOLLY L. DUNCAN, a/k/a DAIL ATTORNEY: NONE 4449 Drawbridge Rd. Cambridge, MD 21613

SHENKLE, WILLIAM S., dec'd.

ATTORNEY: GREGORY M. KRUK
690 Main St. Brockway, PA 15824

ALLESSI, SHIRLEY M., dec'd.

Late of Henderson Township ADMINISTRATRIX: MARY ANN MADALIS ATTORNEY: LEANNE NEZDA 199 W. DuBois Ave. DuBois, PA 15801

PRIDE, WILLIAM J., dec'd.
Late of Punxsutawney Borough
EXECUTRIX: DIANE M. REITZ
ATTORNEY: JEFFREY LUNDY 219 E. Union St. P.O. Box 74 Punxsutawney, PA 15767

GRECCO, DOLORES IRENE, dec'd.

Late of Brookville Borough EXECUTOR: ERIC A. KNAPP, a/k/a ERIC KNAPP ATTORNEY: NONE 20611 Prathertown Rd. Gaithersburg, MD 20879

LUDWIG, JOHN, dec'd.

Late of Brookville Borough EXECUTRIX: SUSAN KAY SLOAN ATTORNEY: JAMES D. DENNISON DENNISON LAW OFFICES 395 Main St. Suite A 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 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, June 24, 2019, at 2:00 p.m.

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

THIRD PUBLICATION

ERNEST O. McPHERSON, dec'd. EXECUTOR: STEVEN E. McPHERSON 15411 Rt. 28 Corsica, PA 15829

ESTHER JANE CARRIER, dec'd.

EXECUTRIX: BETH ANN BERGSTROM
2688 Trails End Ln.
North Tonawanda, NY 14120

CONNIE L. SLAY, dec'd. EXECUTOR: JOHN C. DENNISON, II 293 Main St. Brookville, PA 15825

HOWARD D. WINKELMAN, dec'd. EXECUTOR: GREGORY WINKELMAN 341 Summit Ave. Washington, PA 15301

DISSOLUTION NOTICE

Notice is hereby given that Marin Boghean, LLC, a Pennsylvania corporation, is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 581-2019

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 13, 2019 AT 10:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

DOCKET#581-2019

ALL THAT CERTAIN lot of land situate in Borough of Summerville, County of Jefferson and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.
SOLD as the property of RODNEY R. MINEWEASER

JUDGEMENT: \$62,177.90

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 125 BROGAN STREET, SUMMERVILLE, PA 15864

UPI/TAX PARCEL NUMBER: 34-003-0602

Seized and taken into execution to be sold as the property of RODNEY R MINEWEASER in suit of PENNYMAC LOAN SERVICES, LLC..

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff: KML LAW GROUP, P.C PHILADELPHIA, PA 215-627-1322

CARL J. GOTWALD, SR., Sheriff JEFFERSON COUNTY, Pennsylvania

11/7; 11/14; 11/21

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 401-2019

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 13, 2019 AT 11:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN YOUNG TOWNSHIP, JEFFERSON COUNTY, PENNSYLVANIA:

IMPROVEMENTS: RESIDENTIAL PROPERTY

JUDGMENT: \$48,717.44

PROPERTY ADDRESS: 13 PICKETT ROAD A/K/ARD 7 BOX 279, PUNXSUTAWNEY, PA 15767

UPI/TAX PARCEL NUMBER: 42-525-0153

Seized and taken into execution to be sold as the property of CHRISTOPHER D WILLIAMS, KIMBERLY F WILLIAMS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY FITTING A/K/A GARY DAVID FITTING in suit of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2006-HE8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE8.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff: RAS CITRON, LLC MOUNT LAUREL, NJ 855-225-6906

11/7; 11/14; 11/21

CARL J. GOTWALD, SR., Sheriff JEFFERSON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 401-2019

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 13, 2019 AT 11:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Property of Jeffery Enterprises, Inc., situate in the Borough of Big Run, Jefferson County, Pennsylvania being more particularly described in a deed recorded with the Recorder of Deeds, Jefferson County, Pennsylvania in Record Book 587, Page 404, containing a three story, multi-unit dwelling, with vinyl siding. Judgment: \$101,737.55

PROPERTY ADDRESS: 119 EAST MAIN STREET, BIG RUN, PA 15715

UPI/TAX PARCEL NUMBER: 04-003-0517

Seized and taken into execution to be sold as the property of JEFFERY S PEARCE, JEFFERY ENTERPRISES, INC. in suit of FARMERS NATIONAL BANK OF EMLENTON.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff: LYNN, KING & SCHREFFLER, P.C. EMLENTON, PA 814-867-5921

CARL J. GOTWALD, SR., Sheriff JEFFERSON COUNTY, Pennsylvania

11/7; 11/14; 11/21

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 646-2019

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, DECEMBER 13, 2019 AT 11:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Property of Jeffery Enterprises, Inc., situate in Henderson Township, Jefferson County, Pennsylvania, being more particularly described in a deed recorded with the Recorder of Deeds, Jefferson County, Pennsylvania in Plan Book Volume 1, Page 138 and Page 139; containing a single family dwelling, two story, A frame structure with vinyl siding. Judgment: \$30,088.22 PROPERTY ADDRESS: 108 4TH STREET, STUMP CREEK, PA 15863

UPI/TAX PARCEL NUMBER: 13-488-0118 72

Seized and taken into execution to be sold as the property of JEFFERY S PEARCE, JEFFERY ENTERPRISES, INC. in suit of FARMERS NATIONAL BANK OF EMLENTON.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff: LYNN, KING & SCHREFFLER, P.C. EMLENTON, PA 814-867-5921

CARL J. GOTWALD, SR., Sheriff JEFFERSON COUNTY, Pennsylvania

11/7; 11/14; 11/21

NOTICE

IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA CIVIL DIVISION-LAW

No. 2019-559-CD ACTION TO QUIET TITLE Tax Map No. 19-227-100

THE FRATERNAL ORDER OF EAGLES, AERIE NO. 965, OF FALLS	*	
CREEK, PENNSYLVANIA.	*	
PENINSTLVANIA,	·	
Plaintiff.	·	
Flaillill,		
V.	*	
v.	*	
R.L. SHAFFER, INDIVIDUAL, DECEASED, ROBERT L. SHAFFER,	*	
II CAROLYN	*	
NESS SHAFFER, MELANIE ANN MILLER NATALE, LISA CAROLE	*	Docket No. 2019 - 559 - CD
MILLER FRANZ, JILL MARIE MILLER	*	
PROUDFOOT, GRETCHEN LYNN	*	
MILLER, ROBERT P. MILLER, III.,	*	
ROBERT LEE SHAFFER, III., DEBORAH E. SHAFFER, DAVID NESS	*	
SHAFFER, PAUL THOMAS SHAFFER, KAREN JEAN	*	
SHAFFER, JOHN WILSON SHAFFER,	*	
KIRSTEN OLIVIA	*	
SHAFFER, LYDIA A. SHAFFER, CAROLE	*	
ANN SHAFFER MILLER, and GARY WILSON SHAFFER,	*	
	*	
Defendants	*	

To the unknown heirs, executors, administrators, and/or assigns of ROBERT L. SHAFFER, II; CAROLYN NESS SHAFFER; GRETCHEN LYNN MILLER; DAVID NESS SHAFFER; KAREN JEAN SHAFFER; GARY WILSON SHAFFER:

You are hereby notified that an Action to Quiet title has been commenced against you with regard to a certain parcel of land situate in Polk Township, Jefferson County, Pennsylvania, as more fully set forth in the Complaint filed at the above number.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Laurel Legal Services, Inc. 231 W. Main Street Clarion, PA 16214 (814) 226-4340