



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

**LUNDBLAD, MARGARET ALDINE aka
MARGARET A. LUNDBLAD**, dec'd.
Late of Washington Township
CO-EXECUTORS: BEVERLY J.
LINDEMUTH & ALAN B.
LINDEMUTH
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

**SEELEY, CHARLES L. aka CHARLES
LEROY SEELEY**, dec'd.
Late of Brookville Borough
EXECUTOR: JAMES FEE SR.
ATTORNEY: JOSEPH H.
ELLERMAYER
379 Main Street
Brookville, PA 15825

**FETZER, HELEN J. aka HELEN JEAN
FETZER**, dec'd.
Late of Brookville Borough
EXECUTRIX: JANICE E.
ZIEGMANN
ATTORNEY: JOSEPH L. RIDER
143 West 4th Street
Williamsport, PA 17701

SECOND PUBLICATION

**CAYLOR, HELEN L. aka HELEN LOUISE
CAYLOR**, dec'd.
Late of Punxsutawney Borough
EXECUTRIXES: E. LOUISE
REEFER & KATHLEEN H. HESS
ATTORNEY: TERRY R. HEETER
Marianne Professional Center
P.O. Box 700
Clarion, PA 16214

SLAGLE, IVA BELLE, dec'd.
Late of Pinecreek Township
ADMINISTRATRIX: PATRICIA L.
BARBER
ATTORNEY: JEFFREY M.
GORDON
293 Main Street
Brookville, PA 15825

SNYDER, BETTY JANE, dec'd.
Late of Perry Township
CO-EXECUTORS: JOSEPH
VERNER SNYDER & AMY JEAN
MURPHY
ATTORNEY: AMY J. MORRIS
200 South Findley Street
Professional Building
Punxsutawney, PA 15767

NEAL, SUSAN MAY, dec'd.
Late of Punxsutawney Borough
EXECUTOR: RUSSEL ALLEN
NEAL
ATTORNEY: DAVID L. YOUNG
306 West Mahoning Street
Punxsutawney, PA 15767

**HARVEY, VAN S. aka VAN STEPHEN
HARVEY**, dec'd.
Late of Punxsutawney Borough
EXECUTRIX: KAY A HARVEY
ATTORNEY: AMY J. MORRIS
200 South Findley Street
Professional Building
Punxsutawney, PA 15767

WHEELER, ANNA R., dec'd.
Late of Young Township
EXECUTOR: MARK A. WHEELER
ATTORNEY: JAMIE C. STELLO
103 North Gilpin Street
Punxsutawney, PA 15767

THIRD PUBLICATION

**SMITH, FREDERICK aka FREDERICK P.
SMITH**, dec'd.
Late of Beaver Township
EXECUTOR: DAVID A. SMITH
ATTORNEY: WILLIAM E. HAGER
352 Broad Street
New Bethlehem, PA 16242

**RHODES, REED R. aka PETE R.
RHODES**, dec'd.
Late of Pinecreek Borough
EXECUTRIX: KAREN RENEE
CAYLOR
ATTORNEY: SCOTT C. ALLEN
323 Main Street
Brookville, PA 15825

**PATTISON, GRETCHEN I. aka GRETCHEN
IRENE PATTISON**, dec'd.
Late of Punxsutawney Borough
EXECUTRIX: DEBORAH M.
MUMPER
ATTORNEY: JAY LUNDY
219 East Union Street
Punxsutawney, PA 15767

MARTZ, CORA I. aka CORA ILENE

MARTZ, dec'd.

Late of Pinecreek Borough
CO-EXECUTORS: CHRISTINE M.
SNYDER & BEVERLY ANN
BLOSE
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

PHILP, JUDY A., dec'd.

Late of Brookville Borough
EXECUTOR: SCOTT G. PHILP
ATTORNEY: JEFFREY M.
GORDON
293 Main Street
Brookville, PA 15825

HIMES, DONALD L., dec'd.

Late of Brookville Borough
EXECUTOR: DAVID L. HIMES
ATTORNEY: DAVID P. KING
P.O. Box 1016
23 Beaver Drive
DuBois, PA 15801

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, MAY 30, 2014
at 11:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain lot of land situate in WINSLOW TOWNSHIP, Jefferson County, Pennsylvania being known as 105 Sykes Street Ext., Sykesville, PA 15865.

IMPROVEMENTS: Residential Property.

Said real property is located on Jefferson County Assessment Maps as
No. 40-449-0108.

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 The Bank of New York Mellon Trust Company, N.A. against Alexander Shirokey and Phyllis Shirokey at No. 462 C.D. 2010.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by June 9, 2014 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: May 8, 15, 22

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, MAY 30, 2014
at 11:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain piece, parcel or tract of land lying and being situate in Perry Township, Jefferson County, Pennsylvania and being known as 687 Valier Drive, Valier, PA 15780.

Said real property is located on Jefferson County Assessment Maps as
No. 17-584-0102-1.

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 Deutsche Bank National Trust Company against Tina D. Young at No. 590 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 June 9, 2014 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: May 8, 15, 22

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, MAY 30, 2014
at 11:45 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain piece, parcel or tract of land situate in the Borough of Brookville, Jefferson County, Pennsylvania and being known as 67 Jenks Street, Brookville, PA 15825.

Title to said premises is vested in Clyde Kocher by deed from Wayne R. Kocher, as Executor under the Last Will and Testament of Stella F. Kocher, a/k/a Mary Estella Kocher, James Leroy Kocher and Barbara Kocher, his wife, Clyde Kocher, single, Wayne R. Kocher and Patricia Kocher, his wife and Dennis Kocher and Darlene Kocher, his wife dated August 20, 1997 and recorded September 30, 1997 in Deed Book 96, Page 0708. The said Clyde Kocher died on February 1, 2012 thereby vesting title in Alexis Odo, a/k/a Alexa Kocher, known surviving heir of Clyde Kocher, Deceased Mortgagor and Real Owner, Andrea Kocher known surviving heirs of Clyde Kocher, Deceased Mortgagor and Real Owner, Jackie Carrell, known surviving heir of Clyde Kocher, deceased Mortgagor and Real Owner, Cory Kocher, known surviving Heir of Clyde Kocher, Deceased Mortgagor and Real Owner, Patricia Denochick known surviving Heir of Clyde Kocher, Deceased Mortgagor and Real Owner, and All Unknown Surviving Heirs of Clyde Kocher, Deceased Mortgagor and Real Owner by operation of law.

Said real property is located on Jefferson County Assessment Maps as
No. 06-001-0131.

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 U.S. Bank National Association against Clyde Kocher, Deceased and Unknown Heirs at No. 549 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 June 9, 2014 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: May 8, 15, 22

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, JUNE 6, 2014
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain tract of land situated in Rose Township, Jefferson County, Pennsylvania, bounded and described as follows:

BOUNDED on the North by lands now or formerly of Luther; bounded on the East by land now or formerly of Sharyn L. Reitz Gorb; bounded on the South by T-844; and bounded on the West by lands now or formerly of Luther. Containing 1.5 acres, more or less. Being known as 2637 Sheep Farm Road, Brookville, PA 15825.

Said real property is located on Jefferson County Assessment Maps as No. 32-342-0110-I.

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 First Commonwealth Bank against Rita L. Eshbaugh, n/k/a Rita L. Breeze at No. 68 C.D. 2014.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by June 16, 2014 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: May 15, 22, 29

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, JUNE 13, 2014
at 10:00 o'clock A.M.

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

ALL those certain properties situated in the Fourth Ward of the Borough of Punxsutawney, in the County of Jefferson and Commonwealth of Pennsylvania, being more fully described in a Deeds dated April 14, 1997, September 1, 1998 and February 16, 1998 and recorded among the land records of the County and State set forth above, in Record Books, 085, 107 and 122 and pages 0752, 0679 and 0269 (respectively). Addresses of 106 Church Street, Punxsutawney, PA 15767 and 214 and 216 Gilpin Street, Punxsutawney, PA 15767.

Said real property is located on Jefferson County Assessment Maps as Nos. 24-001-1013, 24-001-0819 and 24-001-0820.

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 Marion Center Bank against Virginia Shaffer and Richard Shaffer at No. 1062 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 June 23, 2014 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: May 22, 29, June 5

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, JUNE 13, 2014
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell The property situate in Reynoldsville Borough, Jefferson County, Pennsylvania and being known as 430 North Fourth Street, Reynoldsville, PA 15851.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as Nos. 28-001-0607 and 28-001-0608.

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 Johanna M. Dekens and Littlejoe W. Clough at No. 360 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 June 23, 2014 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: May 22, 29, June 5

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, JUNE 13, 2014
at 11:00 o'clock A.M.

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

ALL that certain piece, parcel or tract of land lying and being situate in Eldred Township, Jefferson County, Pennsylvania and being known as 170 Old Route 36, Sigel, PA 15860.

Said real property is located on Jefferson County Assessment Maps as No. 09-001-0409.

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 U.S. Bank National Association against Corey E. Oakes and Michelle R. Oakes at No. 304 C.D. 2011.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by June 23, 2014 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: May 22, 29, June 5

IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA (CIVIL DIVISION)

LINDA MEEKER, Executrix of the Estate	:	
of PAUL J. WILDAUER,	:	
Plaintiff	:	ACTION TO QUIET TITLE
	:	
vs.	:	No. 360-2014 C.D.
	:	
	:	
RAYMOND C. HYDE and,	:	
PATTI J. HYDE, and any heirs, persons	:	
claiming title under the aforesaid	:	
Defendants and any other person, persons,	:	
firms, partnerships, or corporate entities who	:	
might claim title to the premises herein	:	
described,	:	
Defendants	:	

QUIET TITLE ACTION NOTICE

TO: RAYMOND C. HYDE and PATTI J. HYDE, their heirs, devisees, administrators, executors, successors or assigns and all other person, persons, firms, partnerships or corporate entities in interest.

You are hereby notified that an action to quiet title to the premises situate, lying and being in Jefferson County, Pennsylvania has been commenced against you. Said premises is described as 1055 E. Main Street, Reynoldsville, Pennsylvania. The property is further described as follows:

All that certain parcel and lot of land situate in the First Ward of the Borough of Reynoldsville, Jefferson County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner and running North 41.5° West one hundred (100) feet to a post; thence North 48.5° West sixty (60) feet to a post; thence North 41.5° East one hundred (100) feet to a post; thence by Main Street South 48.5° East sixty (60) feet to the place of beginning; being Lot No. 5 of the Old Plot of Reynoldsville, and containing 6,000 square feet.

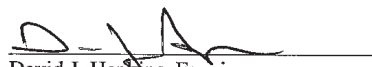
You have been sued in Court. The purpose of this quiet title action is to extinguish any right or equity that the Defendants above-named and their successors or assigns may have in the property described above. The Plaintiff in this action, after a diligent search, has been unable to locate the Defendants or their successors and assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants and their successors and assigns by publication.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH 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 PLAINTIFFS. 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Jefferson County Courthouse
200 Main Street
Brookville, PA 15825
(814) 849-1621


David J. Hopkins, Esquire
Attorney for Plaintiff
100 Meadow Lane, Suite 5
DuBois, PA 15801
(814) 375-0300

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

DAVID S. AFTON,	:
Plaintiff	: No. 387, 2014 C.D.
:	:
v.	: ACTION TO QUIET TITLE
:	:
ANNA HAUGH, ANNIE HAWK, NEAL L.	:
HAUGH, ALICE L. HAUGH, JOSEPH R.	:
HAUGH, EMMETT D. HAUGH, J.K. HAUGH,	:
their heirs, successors, executors,	:
administrators, devisees, assigns	:
and all other persons, firms,	:
partnerships, or corporate	:
entities in interest,	:
Defendants	:

NOTICE TO:

ANNA HAUGH, ANNIE HAWK, NEAL L. HAUGH, ALICE L. HAUGH, JOSEPH R. HAUGH, EMMETT D. HAUGH, and J.K. HAUGH and their heirs, successors, administrators, executors, devisees, and assigns and all other person(s), firms, partnerships, corporate entities in interest or their legal representatives:

1. Take notice you have been named as defendants in a civil action instituted by Plaintiff against you in this court. Plaintiff alleges he is owner in fee simple of all that certain piece or parcel of realty situate in Rose Township, Jefferson County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at a white oak at the South-east corner of the lot conveyed and running; thence North 83 ½° West fifteen rods to a point; thence North 80° West thirty-two rods to a point in the center of a public road; thence by the center line of said road North 6° East thirty-three and six tenths rods to a point; thence North 89° East thirty-seven rods to a point; thence South 8° East forty-two and seven tenths rods to the place of beginning. Containing ten acres, be the same more or less.

PARCEL NO. 2: BEGINNING at a pine stump at the north west corner of the piece of land hereby described, thence north 89° east, twenty three rods along land formerly of Eli Snyder to a

public road, thence along said road thirty two and eight tenths rods to a post, thence north 80° west along other lands formerly of said Eli Snyder, twenty and six tenths rods to a post, thence north one half degree west along other lands herein described as part second, twenty eight & seven tenth rods to the place of beginning. Containing four and one tenth acres strict measure.

PARCEL NO. 3: BEGINNING at a post at the north west corner of the piece hereby described thence north 87 ½° east seventy six & nine tenths rods to a post, thence south ½° east seventy and seven tenths rods to a post at the south east corner of this tract and at the south west corner of the second above described tract, thence north 80° west seventy seven & eight tenths rods to a post on line of land formerly of Millen, thence along said land north ¾° west fifty three & eight tenths rods to the place of beginning. Containing twenty nine and eight tenths (29 8/10) acres strict measure.

BEING further identified as Jefferson County Tax Parcel #32-322-145.

NOTICE

If you wish to defend you must enter a written appearance personally or by attorney and file your defenses and objections in writing with 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
MAIN STREET
BROOKVILLE PA 15825
(814)849-3044