



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
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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

DINGER, BEVERLY E., dec'd.

Late of Pinecreek Township
CO-EXECUTORS: VICKY
BROSIOUS & KENNETH SHIELDS
ATTORNEY: JOSEPH H.
ELLERMEYER
379 Main St.
Brookville, PA 15825

PENMAN, ROBERT O., dec'd.

Late of McCalmont Township
CO-ADMINISTRATORS: ROBERT O.
PENMAN, JR., & DAVID R. PENMAN
ATTORNEY: JAY LUNDY
219 E. Union St., P.O. Box 74
Punxsutawney, PA 15767

**DIVELBISS, ANNA BELLE, a/k/a ANNA
BELLE T.,** dec'd.

Late of Punxsutawney Borough
CO-EXECUTORS: DAVID R.
DIVELBISS & JAMES T.
DIVELBISS
ATTORNEY: JEFFREY LUNDY
219 E. Union St., P.O. Box 74
Punxsutawney, PA 15767

**WOLFE, ELIZABETH, a/k/a ELIZABETH A.,
a/k/a ELIZABETH ANNE,** dec'd.

Late of Punxsutawney Borough
EXECUTOR: MICHAEL DANIEL
WOLFE
ATTORNEY: JOHN B. BRANDON
P.O. Box 220, 12 N. Third St.
Reynoldsville, PA 15851

SECOND PUBLICATION

JORDAN, MARY R., dec'd.

Late of Punxsutawney Borough
EXECUTRIX: BARBARA M. DIXON
ATTORNEY: MARK A. WALLISCH

379 Main St.
Brookville, PA 15825

**WINGARD, JOANNE E., a/k/a JOANNE
ELIZABETH,** dec'd.

Late of Falls Creek Borough
ADMINISTRATOR: JEFFREY E.
VICKLUND
ATTORNEY: PAULA M. CHERRY
P.O. Box 505
DuBois, PA 15801

THIRD PUBLICATION

SHIRLEY, RONALD E., dec'd.

Late of Young Township
EXECUTRIX: TAMMY J. a/k/a
TAMMY JOY RANSEL
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

PFEIFFER, CAROL L., dec'd.

Late of Punxsutawney Borough
EXECUTOR: PHILIP C. SALAS
ATTORNEY: JAY LUNDY
219 E. Union St., P.O. Box 74
Punxsutawney, PA 15767

WHITE, CAROLYN M., a/k/a CAROLYN MAY,
dec'd.

Late of Pinecreek Township
EXECUTRIX: HELEN WHITE
ATTORNEY: AMY J. MORRIS
200 S. Findley St.
Professional Building
Punxsutawney, PA 15767

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:

March 26, 2018 - 9 a.m. to Noon (2 hrs substantive law/1 hr ethics)
QDROs, IRAs, Retirement Benefits & More \$249

March 26, 2018 - Noon to 1 p.m. (0 hrs substantive law/1 hr ethics)
Ethics Potpourri: Ethics of Negotiations \$79

April 10, 2018 - 9 a.m. to Noon (2 hrs substantive law/1 hr ethics)
Internet Legal Research \$249

April 10, 2018 - Noon to 1 p.m. (0 hrs substantive law/1 hr ethics)
Ethics Potpourri: Ethics of Pro Bono \$79

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, April 13, 2018, at 9:30 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. 938-2017 CD. The Bank of New York Mellon fka The Bank of New York Successor in Interest to JP Morgan Chase Bank as Trustee for GSMPS Mortgage Loan Trust 2003-2 v. Leslie C. Phillips, owner of property situate in the BROOKVILLE BOROUGH, JEFFERSON County, Pennsylvania, being: 19 South Main Street, Brookville, PA 15825. Parcel No. 06-010-0104. Improvements thereon: RESIDENTIAL DWELLING. Judgment Amt. \$36,322.66. 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 April 23, 2018, 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: Mar 22, 29, & Apr 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, April 13, 2018, At 10:00 A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:

By virtue of Jefferson County, Pennsylvania, Writ of Execution No. 839-2017 C.D., Freedom Mortgage Corporation vs. Dawn S. Hein. Property Address: 426 Myrtle Avenue, Punxsutawney, PA 15767. Parcel No. 21-002-0808. Improvements thereon: Residential Dwelling. Judgment Amt.: \$65,319.91. Attorney's 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 April 23, 2018, 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: Mar 22, 29, & Apr 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, April 13, 2018, At 10:30 A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:

By virtue of Jefferson County, Pennsylvania, Writ of Execution No. 835-2017 C.D., S&T Bank vs. Jeffery S. Wiles and Stacy A. Wiles. Property Address: 1700 Roseville Sigel Road, F/K/A RR8 Box 329 A, Brookville, PA, Township of Union. Parcel No. 37-281-0122. Improvements thereon: Residential Dwelling. Judgment Amt.: \$21,742.84. Attorney's for Plaintiff: Grenen & Birsic, P.C.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by April 23, 2018, 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: Mar 22, 29, & Apr 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, April 13, 2018, 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. 319-2017 CD, Wells Fargo Bank, NA vs. John H. Thompson and Crystal L. Thompson. Judgment Amt. \$98,145.69. ALL that certain piece, parcel or lot of land situate, lying and being in the Borough of Brookville, Jefferson County, Pennsylvania. Parcel No. 06-015-1206, 06-015-1208. Premises: 175 Euclid Avenue, Brookville, PA 15825. Attorneys for Plaintiff: Manley Deas Kochalski.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by April 23, 2018, 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: Mar 22, 29, & Apr 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, April 13, 2018, 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. 638-2017 CD, Pennsylvania Housing Finance Agency vs. Mary Finnegan, In her capacity as Known Heir of John F. Finnegan, Deceased, and the Unknown Heirs of John F. Finnegan, Deceased. Judgment Amt. \$23,618.74. ALL those certain pieces of in the Township of Clover, Jefferson County, Pennsylvania: Lot No. 1: Beginning at the intersections of the Northern right-of-way line of Pennsylvania Traffic Highway Route Number 28 and lands now or formerly of Anthony J. Maniero and Edi L. Maniero, and containing 1 acre, more or less. Lot No. 2: Being approximately 90 x 259.4 x 97.9 x 226 and containing 21,860 sq. ft., more or less. Having thereon erected a dwelling known and numbered as: 15209 Route 28 (f/k/a/ RR#1 Box 16, Route 28) Corsica, PA 15829. Map No. 07-341-0116, Jefferson Deed Book 148, Pg. 693. Attorneys for Plaintiff: Leon Haller, Purcell Krug Haller.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by April 23, 2018, 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: Mar 22, 29, & Apr 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, April 13, 2018, at 12 noon

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell:

By virtue of Jefferson County Writ of Execution No. 399-2017 CD. PENNYMAC LOAN SERVICES, LLC. VS. JOHN A. MILLER A/K/A JOHN MILLER. Judgment Amt. \$84,130.30. ALL that certain piece, parcel or lot of land situate, lying and being in the Fifth Ward of the Borough of Punxsutawney, Jefferson County. Parcel No. 25-003-0402. Premises: 205 Martha Street, Punxsutawney, PA 15767. Attorneys for Plaintiff: Powers Kirn & Assoc.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by April 23, 2018, 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: Mar 22, 29, & Apr 5