



# 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 .....President  
Mary L. Pothoven .....Vice President  
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

**SICKERI, ADA O., dec'd**  
Late of Warsaw ownship  
ADMINISTRATOR: DELBERT E. GEER  
ATTORNEY: JOHN C. DENNISON  
GORDON & DENNISON  
293 Main St.  
Brookville, PA 15825

**KRISE, MABEL DIANA, dec'd**  
Late of Polk Township  
EXECUTRIX: JOSIE McMILLEN  
ATTORNEY: ROSS F. FERRARO  
690 Main St.  
Brockway, PA 15824

### SECOND PUBLICATION

**EDNER, ROBERT, a/k/a ROBERT G., dec'd**  
Late of Falls Creek Borough  
EXECUTOR: ROBERT W. EDNER  
ATTORNEY: JOEL M. DRESBOLD  
DRESBOLD LAW OFFICES PC  
432 BLVD of the Allies  
Pittsburgh, PA 15219

**FAIRMAN, ROBERT PAUL, a/k/a ROBERT P., dec'd**  
Late of Oliver Township  
ADMINISTRATOR: CHRISTOPHER PAUL  
FAIRMAN  
ATTORNEY: JAY LUNDY  
219 E. Union St.  
P.O. Box 74  
Punxsutawney, PA 15767

### THIRD PUBLICATION

**BUHITE, VIRGINIA G., a/k/a VIRGINIA GUSSIE, a/k/a , dec'd**  
Late of Reynoldsville Borough  
ADMINISTRATOR: MICHAEL GRASSO  
ATTORNEY: MARY POTHOVEN  
531 Jackson St.  
P.O. Box 338  
Reynoldsville, PA 15851

**STITT, CHARLES I., dec'd**  
Late of Reynoldsville Borough  
ADMINISTRATRIX: JACQUELINE MAROA STITT  
ATTORNEY: QUERINO R. TORRETTI  
P.O. Box 218  
600 Main St.  
Reynoldsville, PA 15851

## **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.

Brianna Bullers, Register of Wills and Clerk of the Courts of Common Pleas, Orphans' Court Division.

### **FIRST PUBLICATION**

**GLADYS L. HETRICK, a/k/a GLADYS LUCILLE**

**HETRICK, dec'd.**

EXECUTOR: MARK REINARD

P.O. Box 59

Knoxdale, PA 15847

**LINDA ANN LANZONI, a/k/a LINDA LANZONI, dec'd.**

ADMIN-DBNCTA: JACOB d'ARBY

345 Main St.

Brookville, PA 15825

**CHRISTOPHER E. MITTERER, dec'd.**

EXECUTOR: JOSEPH MITTERER

P.O. Box 241

Albers, IL 62215

**DONALD L. BISHOP, SR., a/k/a DONALD L. BISHOP, dec'd.**

EXECUTRIX: BETTY SHAFFER

573 Sunset Lake Rd.

Rockton, PA 15856

## **DISSOLUTION NOTICE**

Notice is hereby given that BBC Investors, Ltd., a Pennsylvania Limited Liability Company, having a business address of 105 Sycamore Street, Punxsutawney, PA 15767, has passed a resolution to voluntarily dissolve the company pursuant to Pennsylvania law, and the company is now in the process of winding up its affairs. Any interested persons shall notify Anita Q. Bowser, Managing Member, 105 Sycamore Street, Punxsutawney, PA 15767.

**SHERIFF'S SALE**

By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 150-2020 CD

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, NOVEMBER 20, 2020  
AT 10:00 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.

\*\*\*\*\*

Union Home Mortgage Corp

v.

Justin C. Yingling

Desiree Duminske

owner(s) of property situate in the PINE CREEK TOWNSHIP, JEFFERSON County, Pennsylvania, being Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,843.77

PROPERTY ADDRESS: 1066 KERNER ROAD, BROOKVILLE, PA 15825

UPI / TAX PARCEL NUMBER: 18-365-0118

Seized and taken into execution to be sold as the property of JUSTIN C YINGLING, DESIREE DUMINSKE in suit of UNION HOME MORTGAGE CORP..

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  
Phelan Hallinan Diamond & Jones, LLP  
Philadelphia, PA

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

10/8; 10/15; 10/22

**NOTICE OF JUDICIAL SALE OF LANDS**  
**BY JEFFERSON COUNTY TAX CLAIM BUREAU**  
**NOVEMBER 23RD, 2020 AT 1:00PM**

THE JEFFERSON COUNTY TAX CLAIM BUREAU BY COURT ORDER 327-2020 C.D. WILL SELL THE PROPERTIES LISTED BELOW AT JUDICIAL SALE TO BE HELD ON NOVEMBER 23RD, 2020 AT 1:00 PM SAID SALE WILL BE HELD IN THE LARGE COURT ROOM OF THE JEFFERSON COUNTY COURTHOUSE 3RD FLOOR, BROOKVILLE, PENNSYLVANIA.

THE PURPOSE OF THIS SALE IS TO SELL THE PROPERTIES LISTED BELOW FREE AND CLEAR OF ALL RECORDED TAX AND MUNICIPAL CLAIMS, LIENS, MORTGAGES, CHARGES AND ESTATES OF WHATEVER KIND, EXCEPT GROUND RENTS SEPARATELY TAXED, AND TO THE EXTENT THAT BIDS ARE RECEIVED IN EXCESS OF THE MINIMUM BIDS LISTED BELOW, TO COLLECT UNPAID REAL ESTATE TAXES FOR THE YEAR 2013, 2014 & 2015 PENALTIES AND INTEREST THERETO.

ANY PARCEL OF PROPERTY WITH A FEDERAL TAX LIEN IS SUBJECT TO UNITED STATES CODE, TITLE 26, SECTION 7425, WHICH PROVIDES THE UNITED STATES OF AMERICA WITH A RIGHT OF REDEMPTION OF THE PROPERTY TO BE SOLD WITHIN 120 DAYS OF THE SALE.

EACH OF THE PROPERTIES LISTED BELOW HAS BEEN EXPOSED TO SALE BY THE JEFFERSON COUNTY TAX CLAIM BUREAU AT THE SEPTEMBER 25 TH, 2018 UPSET TAX SALES, BUT AT THE UPSET SALES THE BUREAU DID NOT RECEIVE A BID EQUAL TO OR GREATER THAN THE UPSET PRICE FOR THE RESPECTIVE PROPERTY. THE SEPTEMBER 25th, 2018 SALE HAD BEEN ADVERTISED IN THE PUNXSUTAWNEY SPIRIT ON JULY 21st, 2018, IN THE JEFFERSON COUNTY NEIGHBORS ON JULY 21st, 2018 AND THE JEFFERSON COUNTY LEGAL JOURNAL IN THEIR RESPECTIVE ISSUE OF JULY 26th, 2018.

THE PROPERTIES LISTED BELOW WILL BE SOLD TO THE HIGHEST BIDDER. EACH SUCCESSFUL BIDDER SHALL PAY A FEE OF \$25.00 FOR THE PREPARATION OF THE DEED, OR BILL OF SALE, \$58.75 RECORDING FEE OF DEED AND THE AMOUNT NECESSARY TO COVER THE REAL ESTATE TRANSFER TAXES. TRANSFER TAXES ARE BASED ON COMMON LEVEL RATIO FACTOR OF 3.12.

IN THE EVENT THAT THE ENTIRE PURCHASE PRICE AND OTHER COSTS SET FORTH IN THE PREVIOUS PARAGRAPH ARE NOT FORTHWITH PAID WITHIN 1 HOUR AFTER THE LAST PROPERTY IS STRUCK DOWN, THE SALE OF THE PROPERTY WILL BE VOIDED AND THE PROPERTY PUT UP AGAIN FOR SALE.

PAYMENT FOR PROPERTY AT THIS SALE MAY BE BY CASH, PERSONAL CHECK, CERTIFIED CHECK, BANK CASHIERS CHECK, BANK CERTIFIED CHECK OR MONEY ORDER. ALL CHECKS ARE SUBJECT TO FINAL PAYMENT. WHEN PAYING BY CHECK, YOU WILL BE REQUIRED TO PAY WITH 2 CHECKS, ONE FOR THE AMOUNT OF BID AND ONE FOR THE RECORDING FEES.

THE BUREAU MAKES NO GUARANTEE AS TO THE EXISTENCE OF ANY MOBILE HOMES EXPOSED TO SALE. ALL MOBILE HOMES LISTED IN THIS SALE ARE SOLD AS IS. THE TAX CLAIM BUREAU MAKES NO WARRANTY OR GUARANTEE ON THE TITLE FOR ANY MOBILE HOME LISTED FOR SALE, THE MOBILE HOMES LISTED MAY HAVE AN ENCUMBERED TITLE OF RECORD AT THE

BUREAU OF MOTOR VEHICLES IN HARRISBURG, PENNSYLVANIA. EVERY EFFORT TO OBTAIN ENCUMBRANCES FROM THE BUREAU OF MOTOR VEHICLES WAS ATTEMPTED BY THE TAX CLAIM BUREAU.

ALL PROPERTY EXPOSED TO SALE AND SOLD AT JUDICIAL SALE ARE DONE SO PURSUANT TO THE AUTHORITY CONTAINED IN THE PENNSYLVANIA REAL ESTATE TAX SALE LAW ACT OF JULY 7, 1947, P.L. 1368 NO. 543, AS AMENDED, 72 P.S

SECTION 5860.1010. ET SEQ. ANY AND ALL TITLES TRANSFERRED BY THE JEFFERSON COUNTY TAX CLAIM BUREAU AS A RESULT OF THE JUDICIAL SALE ARE UNDER AND SUBJECT TO SAID REAL ESTATE TAX SALE LAW.

**THE JEFFERSON COUNTY TAX CLAIM BUREAU EXPRESSLY MAKES NO WARRANTIES AS TO THE CONDITION OF TITLE.**

THE FOLLOWING PROPERTIES ARE TENTATIVELY SCHEDULED FOR SALE. IN THE EVENT OF DOUBLE ASSESSMENTS OR OTHER ERROR, CERTAIN PARCELS MAY NOT BE EXPOSED TO THIS SALE. THE JEFFERSON COUNTY TAX CLAIM BUREAU RESERVES THE RIGHT, REGARDLESS, TO WITHHOLD ANY PARCEL FROM SALE.

THE FOLLOWING LISTED PARCELS OR MOBILE HOMES ARE IDENTIFIED BY ASSESSED OWNER, TOWNSHIP/BOROUGH AND PROPERTY DESCRIPTION AND LOCATION.

IT IS STRONGLY URGED THAT PROSPECTIVE PURCHASERS HAVE AN EXAMINATION MADE OF THE TITLE TO ANY PROPERTY IN WHICH THEY MAY BE INTERESTED IN PURCHASING. IN EVERY CASE, THE TAX CLAIM BUREAU IS SELLING THE TAXABLE INTEREST AND THE PROPERTY IS OFFERED FOR SALE BY THE TAX CLAIM BUREAU WITHOUT ANY GUARANTEE OR WARRANTY WHATEVER, EITHER AS TO STRUCTURES OR LACK OF STRUCTURES UPON THE LAND, LIENS, TITLE OR OTHER MATTER.

**ALL PROSPECTIVE PURCHASERS MUST CHECK FOR LIENS, JUDGMENTS AND MORTGAGES THAT COULD HAVE BEEN FILED AFTER 9-9-2020, THE DATE OF THE COUNTIES TITLE SEARCH. ANY LIENS, JUDGMENTS OR MORTGAGES FILED AFTER 9-9-2020 ARE NOT DIVESTED BY THE COURT OF COMMON PLEAS.**

**NOTICE TO PROSPECTIVE TAX SALE PURCHASERS**

IN ACCORDANCE WITH ACT NO 133 PASSED ON DECEMBER 21, 1998, P.L. 1368 NO 542 SECTION 619, PURCHASERS AT ALL TAX SALES ARE REQUIRED TO CERTIFY TO THE TAX CLAIM BUREAU AS FOLLOWS:

1. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING REAL ESTATE TAXES OWED TO TAXING BODIES WITHIN JEFFERSON COUNTY;
2. A SUCCESSFUL BIDDER SHALL BE REQUIRED TO PROVIDE CERTIFICATION TO THE BUREAU THAT WITHIN THE MUNICIPAL JURISDICTION, SUCH PERSON IS NOT DELINQUENT IN PAYING MUNICIPAL UTILITY BILLS OWED TO MUNICIPALITIES WITH JEFFERSON COUNTY THAT ARE MORE THAN ONE YEAR OUTSTANDING. CERTIFICATION FORMS ARE AVAILABLE AT THE TAX CLAIM BUREAU OFFICE.

**REGISTRATION FOR THE JUDICIAL SALE WILL BE THE SAME DAY OF THE SALE. BIDDER'S CERTIFICATION FORM WILL BE AVAILABLE AT THE SALE.**

SUSAN L. SEIGWORTH  
DIRECTOR OF JEFFERSON COUNTY TAX CLAIM BUREAU

NUMBER	OWNER	MAP NUMBER	DESCRIPTION	AMOUNT
<b>BROOKVILLE BOROUGH</b>				
006-008684	BARGER MICHAEL A C/O BARGER ELLEN	06-015-1007	1H1G LOT 50X150 83 WESTERN AVE	\$1,000.00
006-007413	COLONIAL CRESTWOOD LLC	06-005-0605 TR6	1MH1S LOT 6 NO LAND 63 CRESTWOOD CIR	\$250.00
006-007377	COLONIAL CRESTWOOD LLC C/O ROSS JOHN ETAL	06-005-0605 TR13	1MH1S LOT 13 NO LAND 129 CRESTWOOD CIR	\$250.00
006-007410	COLONIAL CRESTWOOD LLC C/O MICELI LISA	06-005-0605 TR57	1MH1S LOT 57 NO LAND 260 CRESTWOOD CIR	\$250.00
006-008264	SAYERS RALPH D & JANET M	06-012-0908 1	Acres .800 1/3 INT	\$250.00
006-007493	WIRTH STEPHEN D	06-006-0415	CBLDGCPORT LOT 100X100 403,405,407 MAIN ST	\$1,000.00
<b>ELDRED TOWNSHIP</b>				
009-004863	WATSON JACK L	09-182-0123 ATR4	1MH1STR NO LAND 1761 SHARP RD	\$250.00
<b>KNOX TOWNSHIP</b>				
014-003387	ALCORN DALE E C/O FIELDS MIKE & TRISHA	14-363-0209	1H1S Acres 6.400 1683 HUNTERS GROVE RD	\$1,000.00
014-003805	HAYS ISOBEL M C/O MATTHEWS LINDA	14-404-0108 M	Acres 25.000 1/2 INT COAL	\$250.00
014-003558	JOHNS MINNIE HEIRS C/O READ HARVEY	14-383-0224 M	Acres 111.000 COAL	\$250.00
<b>MCCALMONT TOWNSHIP</b>				
015-003306	DEEMER GERALDINE E	15-426-0205 M	COAL Acres 10.00	\$250.00
<b>PERRY TOWNSHIP</b>				
017-004265	SMITH CLAUD HEIRS C/O SMITH DONALD	17-542-0207 M3	1/9 INT COAL Acres 50.00	\$250.00
017-004045	SMITH GEORGE W C/O SMITH ELEANOR M	17-523-0119 M4	1/9 INT COAL Acres 154	\$250.00
<b>PINE CREEK TOWNSHIP</b>				
018-002637	MASTERS WILLIAM H	18-001-0122	LOT 58X145	\$1,000.00
<b>PORTER TOWNSHIP</b>				
020-002397	BRINK ROSE SERIAN C/O DETERS KATHLEEN B	20-541-0100 M	Acres 157.000 COAL	\$250.00

**PUNXSUTAWNEY BOROUGH 6**

026-001282	REDDING T RANDALL C/O REDDING RANDY	26-002-0328 ATR14	1MH NO LAND 295 NEW YORK AVE	\$250.00
026-001341	SHAFFER VIRGINIA M	26-002-0503	1H LOT 17.2X145 112 N MAIN ST	\$1,000.00
026-001605	SHEESLEY WILLIAM L	26-004-1400	1H1G LOT 50X140 700 CHERRY ST	\$1,000.00
026-001294	WAGNER WALTER E UX	26-002-0328 ATR4	1MH NO LAND 295 NEW YORK AVE LOT 4	\$250.00

**REYNOLDSVILLE BOROUGH 1**

027-001168	ROSENBERGER CAROLINE	27-002-0713	1G LOT 30X144 901 E MAIN ST	\$1,000.00
------------	----------------------	-------------	--------------------------------	------------

**ROSE TOWNSHIP**

032-002624	KNERR FRED & LORRAINE	32-402-0220 TR	1MH NO LAND 77 KNERR LN	\$250.00
------------	-----------------------	----------------	----------------------------	----------

**SNYDER TOWNSHIP**

033-003547	MOODY ROBERT ETAL	33-000-0000 5	COAL Acres 56.860	\$250.00
033-005351	THOMPSON RUTH E	33-270-0129 Q	Acres .235	\$250.00

**SUMMERVILLE BOROUGH**

034-000953	BISH FRED S JR	34-002-0332	1H LOT 106X103 42 CARRIER ST	\$1,000.00
034-001120	BONFARDIN MELVIN M C/O BONFARDIN MISTY	34-004-0204	1H LOT 50X150 246 HEATHVILLE RD	\$1,000.00
034-000845	TEMUR HUSAMETTIN	34-001-0304	1H LOT 31X99 87 MAIN ST	\$1,000.00

**SYKESVILLE BOROUGH**

035-001326	LEAMER JOHN W & JODIE L	35-001-0305	1H LOT 100X200 20 PARADISE RD	\$1,000.00
------------	-------------------------	-------------	----------------------------------	------------

**WINSLOW TOWNSHIP**

040-006399	CALLENDER CHAD W	40-408-0158	1H Acres .400 3033 CHURCH ST	\$1,000.00
040-006400	CALLENDER CHAD W	40-408-0159	Acres .200 CHURCH ST	\$250.00
040-007776	HYDE JEREMY SCOTT	40-447-0169 TR	1MH NO LAND 364 WISHAW RD	\$250.00
040-007535	PISTNER ANDREW	40-388-0105 C.1	1H NO LAND 1447 WAYNE RD ON LAND OF J KUHN	\$1,000.00