



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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Matthew B. Taladay.....President
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SECOND PUBLICATION NONE

THIRD PUBLICATION KEMMERER, WILLIAM T., a/k/a WILLIAM T., JR., dec'd.

Late of Young Township
EXECUTRIX: EILEEN WASICKI
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

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

MILLER, VIVIAN V., a/k/a VIVIAN VALJEAN, dec'd.

Late of Union Township
EXECUTOR: THOMAS G. MILLER
ATTORNEY: JEFFREY M.
GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

KAHLE, ELIZABETH V., a/k/a ELIZABETH VIOLET, dec'd.

Late of Pinecreek Township
EXECUTRIX: LOIS I. KAHLE
ATTORNEY: TERRY R. HEETER
Marianne Professional Center
P.O. Box 700
Clarion, PA 16214

ALCORN, BEVERLY, a/k/a BEVERLY J., dec'd.

Late of Brockway Borough
ADMINISTRATOR: JAMES HAHN
ATTORNEY: DAVID B. INZANA
423 Main St.
Brockway, PA 15824

SCARNATI, MARY MONICA, dec'd.

Late of Brockway Borough
CO-EXECUTRICES: MARY-ANN
LEWIS AND KATHLEEN SICKERI
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

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, December 7, 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. 67-2018 C.D. FIRST COMMONWEALTH BANK VS. DAVID L. TAYLOR. Judgment Amt.: \$96,783.49. Property Address: 160, 164, 168 Main Street, and 163 & 169 Cherry Alley, Borough of Brookville, PA 15825. MBV 571, Page 724. Tax Map #06-007-0304. Attorneys for Plaintiff: Preston D. Jaquish, Esq., McGrath McCall, P.C., Four Gateway Center, Ste. 1040, Liberty Ave., Pittsburgh, PA 15222.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 17, 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

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, December 7, 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. 972-2017 C.D. WELLS FARGO BANK, NA VS. CATHERINE M. FORD. Parcel No. 06-007-0505. Judgment Amt.: \$121,738.14. All that certain tracts of land situate in the Borough of Brookville, Jefferson County, Pennsylvania, bounded and described as follows: On the North by Coal Alley; on the East by lands now or formerly of the Jefferson County Historical Society; on the South by Jefferson Street; and on the West by an alley. Being known and Numbered as 246 Jefferson Street, Brookville, PA 15825. Being the same property conveyed to Catherine M. Ford, who acquired title by virtue of a deed from Marvin G. Brown, Recorded January 11, 2012, at Instrument number 2012-000161 in Book 604, Page 0727, Jefferson County, Pennsylvania Records. 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 December 17, 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

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, December 7, 2018, at 11:00 A.M.

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

By virtue of a Writ of Execution No. 518-2018 CD, Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Larry Wilhelm, owner of property situate in the WINSLOW TOWNSHIP, JEFFERSON County, Pennsylvania, being: 11792 Route 322, Reynoldsville, PA 15851-4258, Parcel No. 40-366-0203 NA IMPROVEMENTS THEREON: residential dwelling. Judgment Amount: \$113,048.45, 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 December 17, 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

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, December 7, 2018, at 11:30 A.M.

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

By virtue of a Writ of Execution No. 712-2018 CD, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI C/O Fay Servicing LLC, 388 Greenwich Street, 14th Floor, New York, NY 10013 vs. ROBERT F. CARPINO, TINA L. CARPINO (Mortgagor and Record Owner) BEGINNING at a point in the centerline of Township Road T-500 and corner of Lot No. 1, and being the northwestern corner hereof; thence South 85 degrees 18' East along line of Lot No. 1 a distance of 296.0 feet to line of Lot No. 3; thence South 4 degrees 42' West along line of Lot No. 3, a distance of 125.0 feet to a stake in line of a proposed 50 foot right of way; thence North 85 degrees 18' West along line of said proposed right of way, 300.0 feet to the centerline of Township Road T-500; thence North 6 degrees 42' East along centerline of Township Road T-500, a distance of 125.1 feet to line of Lot No. 1, the place of beginning; CONTAINING 37,250 square feet, more or less, and being designated as Lot. No. 2 in plat of lots surveyed on June 20, 1978 by Gary B. Thurston, Surveyor. Property Address: 814 Yohe Road F/K/ARR2 Box 244C, Reynoldsville, PA 15851 Parcel No. 40448-0124 AC Judgment Amount: 125,961.71 Attorneys for Plaintiff: KML LAW GROUP.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 17, 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

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, December 7, 2018, at 12:00 NOON

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

By virtue of a Writ of Execution No. 917-2017 CD. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION VS. C.R. 1, A MINOR IN CARE OF MELINDA DAVISON, SOLELY IN HER CAPACITY AS HEIR OF LLOYD A. REISER, JR., DECEASED, ETAL. ALL that certain tract of land situate in the Borough of Brookville, Jefferson County, Pennsylvania, bounded and described as follows: BEGINNING at an iron pipe in the eastern right of way line of Sayer Street at the northwest corner of the tract of land herein described; thence South 80 degrees 30 minutes East along the southern boundary line of lands now or formerly of P. Smith, a distance of 150 feet to an iron pipe; thence South 10 degrees 30 minutes West along the western boundary line of lands now or formerly of N. Baughman, a distance of 43.8 feet to an iron pipe; thence North 79 degrees West along the northern boundary line of lands now or formerly of Graham, a distance of 134.8 feet to an iron pipe in the eastern right of way line of Sayer Street; thence along the eastern right of way line of Sayer Street, the following three courses and distances: North 09 degrees 45 minutes East, 43.8 feet to an iron pipe; North 79 degrees West, 5 feet to an iron pipe; North 10 degrees 30 minutes East, 91 feet to an iron pipe and the place of beginning. CONTAINING 19,852.8 square feet of land. BEING the same tract of land that was granted and conveyed to Lloyd A. Reiser, Jr. by Kenneth J. Fiscus and Megan L. Fiscus, his wife, by Deed dated October 12, 2009, and intended to be recorded in the Office of the Recorder of Deeds for Jefferson County, Pennsylvania. Property Address: 104 SAYER STREET, BROOKVILLE, PA 15825; Parcel No. 06-003-0609; Judgment Amount: \$175,052.42; Attorneys for Plaintiff: KML LAW GROUP.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 17, 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