



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
William L. Henry.....Senior Judge
Edwin L. Snyder.....Retired Judge
Heidi Ulrich Dennison.....President
Joseph H. Ellermeyer.....Vice President
Matthew B. Taladay.....Sec./Tres.

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

GAYLEY, ALICE J. aka ALICE JANE
GAYLEY, dec'd
Late of Brookville Borough
ADMINISTRATRIX: LAURA MARIE BEATTY
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825
BACHELIER, RAYMOND C., dec'd
Late of Brookville Borough
EXECUTRIX: LILA M. BACHELIER
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

SECOND PUBLICATION

ELLENBERGER, LINDA J., dec'd
Late of Punxsutawney Borough
EXECUTOR: STANLEY HENDERSON
ATTORNEY: JAY LUNDY
219 East Union Street
Punxsutawney, PA 15767
GROVE, GLADYS, dec'd
Late of Bell Township
EXECUTRIX: CATHERINE HOLLENBAUGH
ATTORNEY: JAY LUNDY
219 East Union Street
Punxsutawney, PA 15767
BURKETT, ALTON L. aka ALTON LEROY
BURKETT, dec'd
Late of Oliver Township
EXECUTOR: DONALD J. REITZ
ATTORNEY: JAY LUNDY
219 East Union Street
Punxsutawney, PA 15767
DUNMIRE, ARNOLD L. aka ARNOLD LOY
DUNMIRE, dec'd
Late of Young Township
ADMINISTRATRIX: OMAJOYE S. DUNMIRE
ATTORNEY: BELINDA DUNMIRE
ATTWOOD
30 East Beau Street
Suite 500
Washington, PA 15301

THIRD PUBLICATION
MCANINCH DONALD F. aka DONALD
FREDERICK MCANINCH, dec'd
Late of Eldred Township
EXECUTRIX: SHELLEY E. HAINES
ATTORNEY: JOSEPH H. ELLERMEYER
379 Main Street
Brookville, PA 15825

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:

February 12, 2016 9:00 a.m. to 1:00 p.m. (4 hrs substantive law/no ethics)
Local, State and Federal Taxes Affecting Real Estate Transactions
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199
1:00 p.m. to 4:00 p.m. (2 hrs substantive law/ 1 hr ethics)
Using Social Media in Your Law Practice
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

March 1, 2016 9:00 a.m. to 12:30 p.m. (3 hrs substantive law/no ethics)
19th Family Law Update
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

March 24, 2016 9:00 a.m. to 12:30 p.m. (3 hrs substantive law/no ethics)
Coordinating Clients' Powers of Attorney, Advanced Directives, Wills and Trusts
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

April 8, 2016 9:00 a.m. to 12:30 p.m. (3hrs substantive/no ethics)
Criminal Law Update
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199

April 22, 2016 9:00 a.m. to 12:30 p.m. (3hrs substantive law/no ethics)
Success with Summary Judgment Motions: How to Win before Trial
Cost: Members \$179; \$159 (admitted after 1/1/12); and Non-members \$199
12:30 p.m. to 1:30 p.m. (No substantive law/1 hr ethics)
Frequently Asked Questions: Ethics and Social Media
Cost: Members \$59; \$59 (admitted after 1/1/12); and Non-members \$69

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, November 20, 2015
at 10:00 o'clock A.M.

By Virtue of Jefferson County Writ of Execution No. 259-2013 C.D., Nationstar Mortgage LLC vs. Amy Marie Johnson and Donald Johnson
All that certain piece or parcel or Tract of land situate Borough of Falls Creek, Jefferson County, Pennsylvania, and being known as 41 Church Lane, Falls Creek, Pennsylvania 15840
TAX MAP AND PARCEL NUMBER: 10-005-0415
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$34,631.70
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Amy Marie Johnson and Donald Johnson
McCabe, Weisberg and Conway, P.C., 123 South Broad Street, Suite 1400, Philadelphia, PA 19109
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 2, 2015 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: Oct. 29, Nov. 5, 12

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, November 20, 2015
at 10:30 o'clock A.M.

Sell: PROPERTY OF: Kirk E. Michelitsch and Jacqueline R. Michelitsch a/k/a Jackie R. Michelitsch
EXECUTION NO. 979-2014 CD First Commonwealth Bank Vs. Kirk Michelitsch and Jacqueline R. Michelitsch a/k/a Jackie R. Michelitsch JUDGMENT AMT.: \$18,466.49 ATTNY.: Gary W. Darr, Esq., McGrath McCall, P.C., Three Gateway Center, Suite 1375, 401 Liberty Avenue, Pittsburgh, PA 15222 ALL the right, title, interest and claim of: Kirk E. Michelitsch and Jacqueline R. Michelitsch a/k/a Jackie R. Michelitsch
Of, in and to: Township of Warsaw, 6534 Richardsville Road, Brookville, PA 15825, formerly known as HC6, Box 59, Brookville, PA 15825 Having erected there on a dwelling known as 6534 Richardsville Road, Brookville, PA 15825, formerly known as HC6, Box 59, Brookville, PA 15825 DBV 496, PG#1029, Parcel No. 38-245-0115
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 2, 2015 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: Oct. 29, Nov. 5, 12

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, November 20, 2015
at 11:00 o'clock A.M.

Sell: BY VIRTUE OF WRIT OF EXECUTION NO. 243-2015 C.D., GREEN TREE SERVICING, LLC VS. JAMES S. MCCRILLIS AND AMY MCCRILLIS, A/K/A AMY R. MCRILLIS
ALL that certain piece, parcel or tract of land situate, lying and being in Henderson Township, Jefferson County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a post on a public road identified as Township Road T-519, at line of land now or formerly of J. Jackson and being the Northwest corner of the premises herein described; THENCE East along Township Road T-519 a distance of 40 perches to a post; THENCE South along land now or formerly of Abraham Zufall Estate, now or M. Wachob a distance of 21 perches to a post; THENCE, West along land also of M. Wachob a distance of 40 perches to a post; THENCE North along land formerly of Smith, now J. Jackson, a distance of 21 perches to a post, the place of beginning. Containing 5 acres and 40 perches. Further identified on the Jefferson County Tax Assessment Map as Parcel No. 13-508-0146. EXCEPTING AND RESERVING from the aforesaid premises the coal and cola rights to the same extent that they have heretofore been excepted and reserved. BEING KNOWN AS: 850 Spring Road, Reynoldsville, PA 15851.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 2, 2015 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: Oct. 29, Nov. 5, 12

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, November 20, 2015
at 11:30 o'clock A.M.

Sell: BY VIRTUE OF WRIT OF EXECUTION NO. 327-2015 C.D., NORTHWEST SAVINGS BANK V. ADAM C. FORSHEE, owner of a property situated in Barnett Township, Jefferson County, Pennsylvania and being the premises conveyed to Adam C. Forshee, by Deed dated May 12, 2006 and entered of record on May 19, 2006 in the Recorder's Office of Jefferson County in Deed and Records Book Volume 387, Page 996 and being known as 247 Anderson Drive, Sigel, PA 15860 (Map No. 01-161-0109-15) Attorney: Mark G. Claypool, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501, (814) 459-2800
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 2, 2015 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: Oct. 29, Nov. 5, 12

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, November 20, 2015
at 12:00 o'clock P.M.

Sell: BY VIRTUE OF WRIT OF EXECUTION NO. 420-2015 C.D., Lsf Master Participation Trust v. Richard W. Bowser, owner of property situate in the JEFFERSON County, Pennsylvania, being 10941 Route 36, a/k/a RR1 Box 258 a/k/a RR2 Box 258, Punxsutawney, PA 15767, Parcel No. 11-589-0110-AA Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$76,796.14 Attorneys for Plaintiff: Phelan Hallinan Dimond and 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 2, 2015 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: Oct. 29, Nov. 5, 12

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 4, 2015
at 10:00 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
By virtue of a Jefferson County Writ of Execution No. 49-2014 C.D., Green Tree Servicing LLC v. C. Michael Spuck, Debt Amount: \$74,534.62. All that certain tract or parcel of land lying in or being in Winslow Township, Jefferson County, Pennsylvania being known as Lot No. 4 of the subdivision for DuBois Country Place, Inc., of the Theodore and Carmen Hughes tract dated May 27, 1995, recorded September 11, 1995 in Jefferson County Plan Book 4, page 11. BEING known as Tax Parcel I. D. No. 40-388-0143-4, further known as 1117 Wayne Road, Reynoldsville, PA.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 14, 2015 and that said Distribution will be made in accordance with said Schedule unless exceptions are filed thereto within ten (10) days there-after.
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: Nov. 5, 12, 19

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 4, 2015
at 10:30 o'clock A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell:
By virtue of a Jefferson County Writ of Execution No. 397-2014 C.D., Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement, et al., VS. Unknown Heirs and Known Heirs et al of William L. Ramsey and Bertha Ramsey. All that certain Lot of Land Situate in Warsaw Township, Jefferson County, Pennsylvania, Being Known as RR5 71 P.O. Box 234 n/k/a 65 Ramsey Lane, Brookville, PA 15825. Parcel Number: 38-284-0115-A, Improvements: Residential Property.
All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by December 14, 2015 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: Nov. 5, 12, 19