



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 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

GORHAM, CHESTER, a/k/a CHESTER H., a/k/a CHESTER HAMILTON, dec'd.
Late of Snyder Township
ADMINISTRATOR: JOHN A. a/k/a JOHN ALAN GORHAM
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

BARNETT, MICHAEL A., dec'd.
Late of Young Township
EXECUTRIX: JANICE L. BOSAK
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

PETTY, MARTHA M., a/k/a MARTHA MARY, dec'd.
Late of Brockway Borough
EXECUTRIX: MOLLY BAUER GAZDA
ATTORNEY: ROSS F. FERRARO
690 Main St.
Brockway, PA 15824

FOULKS, CLAIR EUGENE, dec'd.
Late of Pinecreek Township
EXECUTRIX: MURIEL McDONALD
ATTORNEY: JEFFREY S. BuBois
P.O. Box 487
210 McCracken Run Rd.
DuBois, PA 15801

SECOND PUBLICATION

DeMOTTE, ESTHER, a/k/a ESTHER M., a/k/a ESTHER MARIE, dec'd.
Late of Brookville Borough
EXECUTOR: JOHN E. DeMOTTE
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

FREMER, JOSEPH P., SR., a/k/a JOSEPH PATRICK, dec'd.
Late of Washington Township
EXECUTRIX: MARY ALICE FREMER
ATTORNEY: ROSS F. FERRARO
690 Main St.
Brockway, PA 15824

RAYBUCK, MARY M., a/k/a MARY MARGARET, dec'd.
Late of Washington Township
EXECUTORS: DONALD LEE RAYBUCK, DANIEL HOWARD RAYBUCK, AND DAVID RONALD RAYBUCK
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

GINTHER, REBECCA M., dec'd.
Late of Washington Township
EXECUTOR: JEFFERY ALLEN GINTHER
ATTORNEY: R. EDWARD FERRARO
690 Main St.
Brockway, PA 15824

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.

Diane Maihle Kiehl, Register of Wills and Clerk of the Courts of Common Pleas, Orphans' Court Division.

THIRD PUBLICATION

JOHN G. SMITH, dec'd.

EXECUTRIX: BARBARA G. O'DONNELL
P.O. Box 41
Sigel, PA 15860

JOANNE ELIZABETH WEAVER, dec'd.

ADMINISTRATOR: JEFFERY E. VICKLUND
314 Shaffer Ave.
DuBois, PA 15801

HOWARD A. JONES, dec'd.

EXECUTRIX: JUDY SCHULZE
20 Waterford Pike
Apt. 2
Brookville, PA 15825

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 12, 2019, for Emery's Auto & Undercoating located at 56 Emery Ln Brookville, PA 15825. The name and address of each individual interested in the business is Harry Emery 56 Emery Ln Brookville, PA 12825. This was filed in accordance with the Fictitious Names Act, 54 PaC.S. 311.

LEGAL NOTICE

Notice is hereby given by the Jefferson County Tax Claim Bureau pursuant to Section 607 of the Pennsylvania Real Estate Tax Sale Law (Act of July 17, 1947 P.L. 1368, Article IV, Section 607 as amended, 72 Purdon's Statues, Section 5860.607) that: On September 24TH 2019, the Bureau presented its Return and Petition for Confirmation of Sale to the Court of Common Pleas of Jefferson County, Pennsylvania at No.683 - 2019 C.D., with regard to those parcels, that were advertised for and exposed to sal at the Jefferson County Courthouse on September 09, 2019, and that said Court made a Confirmation Nisi of the Consolidated Return September 24th, 2019.

Objections or exceptions to the Return and Petition for Confirmation of Tax Sale or the right of the Bureau tp conduct the sale because of failure on the Bureau's part to comply with the law, may be filed by any owner, or lien creditor withing thirty (30) days after the date of Confirmation Nisi of the Consolidated Return. If no objections or exceptions are made withing that time, the Return will be confirmed absolutely. Last day to file objections or exceptions to the Upset Tax Sale held on September 9th, 2019 is November 8th, 2019.

Jefferson County Tax Claim Bureau
By: Susan L. Seigworth, Director

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 518-2018

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, OCTOBER 18, 2019
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.

By virtue of a Writ of Execution No. 518-2018 CD
Nationstar Mortgage LLC d/b/a Champion Mortgage Company
v.

Larry Wilhelm
owner(s) 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

Attorney's for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 11792 ROUTE 322, REYNOLDSVILLE, PA 15851-4258

UPI / TAX PARCEL NUMBER: 40-366-0203 NA

Seized and taken into execution to be sold as the property of LARRY WILHELM in suit of NATIONSTAR MORTGAGE LLC, D/B/A CHAMPION MORTGAGE COMPANY.

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 215-563-7000

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

9/19; 9/26; 10/3

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 320-2019

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, OCTOBER 18, 2019
AT 10:30 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.

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Washington, Jefferson County, Pennsylvania, and being known as 4402 Allens Mills Road, Reynoldsville, Pennsylvania 15851.

TAX MAP AND PARCEL NUMBER: 392870114A

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$107,395.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Steven R. Moore

McCabe, Weisberg & Conway, LLC

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

PROPERTY ADDRESS: 4402 ALLENS MILLS ROAD, REYNOLDSVILLE, PA 15851

UPI / TAX PARCEL NUMBER: 39-287-0114A

Seized and taken into execution to be sold as the property of STEVEN R MOORE in suit of BRANCH BANKING AND TRUST COMPANY.

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:

MCCABE, WEISBERG & CONWAY, LLC

PHILADELPHIA, PA 215-790-1010

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

9/19; 9/26; 10/3

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 1098-2018

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, OCTOBER 18, 2019
AT 11:00 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.

Brooke S. Gould

Matthew W. German

owner(s) of property situate in the PUNXSUTAWNEY BOROUGH, 3RD, JEFFERSON County, Pennsylvania.

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$134,347.70

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 919 EAST MAHONING STREET, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 23-002-0723

Seized and taken into execution to be sold as the property of BROOKE S GOULD, MATTHEW W GERMAN 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 215-563-7000

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

9/19; 9/26; 10/3

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 413-2019

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, OCTOBER 18, 2019
AT 11:30 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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SNYDER TOWNSHIP, JEFFERSON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 141 SICKER LANE BROCKWAY, PA 15824
IMPROVEMENTS: RESIDENTIAL PROPERTY
JUDGMENT AMOUNT: \$141,500
ATTORNEY: RAS CITRON, LLC
PROPERTY ADDRESS: 141 SICKER LANE, BROCKWAY, PA 15824
UPI / TAX PARCEL NUMBER: 33-209-0107E

Seized and taken into execution to be sold as the property of JOHN H KNAPP in suit of PHH MORTGAGE CORPORATION.

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:
RAS CITRON, LLC
MOUNT LAUREL, NJ 855-225-6906

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

9/19; 9/26; 10/3

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 190-2019

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, OCTOBER 25, 2019
AT 11:00 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.

By virtue of a Writ of Execution No. 190 – 2019 CD
Leslie M. Yard, Arthur C. McKinley, II, and William O.Z. McKinley, Successor Trustees of the William Mark McKinley Trust, as restated in its entirety by Amended Revocable Trust Agreement dated July 5, 2007
v.
David L. Taylor
Owner of one-half (1/2) interest in property in the Brookville Borough, Jefferson county, Pennsylvania, being 417 & 419 Main Street, Brookville, PA 15825
Parcel No. 06-006-0414
Improvements thereon: APARTMENT BUILDING
Judgment Amount: \$2,906.19
Attorneys for Plaintiffs
Gordon & Dennison
PROPERTY ADDRESS: 417 MAIN STREET, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 06-006-0414

Seized and taken into execution to be sold as the property of DAVID L TAYLOR in suit of LESLIE M YARD.

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:
GORDON & DENNISON
BROOKVILLE, PA 814-849-8316

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

9/26; 10/3; 10/10