



# 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

### HUEY, ARTHUR E., dec'd.

Late of Winslow Township  
EXECUTOR: SCOTT A. HUEY  
ATTORNEY: JOHN B. BRANDON  
P.O. Box 220  
12 N. Third St.  
Reynoldsville, PA 15851

John H. Foradora.....President Judge  
William L. Henry.....Senior Judge  
Edwin L. Snyder.....Retired Judge

Matthew B. Taladay.....President  
Jeffrey M. Gordon.....Vice President  
Mary L. Pothoven.....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

**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

### SECOND PUBLICATION

**VANDERVORT, SANDRA L., dec'd.**

Late of Warsaw Township  
ADMINISTRATRIX: KIMBERLY D. WALBURN  
ATTORNEY: JOHN C. DENNISON  
293 Main St.  
Gordon and Dennison  
Brookville, PA 15825

**BALBO, JOHN WAYNE, dec'd.**

Late of Timblin Borough  
ADMINISTRATOR: VICTOR L. BALBO, SR.  
ATTORNEY: NICHOLAS GIANVITO  
P.O. Box 574  
314 R. W Mahoning St  
Punxsutawney, PA 15767

### THIRD PUBLICATION

**WORK, JANET E., a/k/a JANET EILEEN, dec'd.**

Late of Brookville Borough  
EXECUTOR: MARKEL EUGENE WORK  
ATTORNEY: SCOTT C. ALLEN  
323 Main St.  
Brookville, PA 15825

**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, November 26, 2018, at 2:00 p.m.

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

**FIRST PUBLICATION**

**RUTH ANN DENNISON, dec'd.**

EXECUTOR: JOHN CALVIN DENNISON  
293 Main St.  
Brookville, PA 15825

**ROBERT P. WINGARD, dec'd.**

TRUST - FIRST COMMONWEALTH BANK  
1001 Village Run Rd.  
Wexford, PA 15090

**ESTHER I. HENNEMAN, a/k/a ESTHER**

**HENNEMAN, dec'd.**

EXECUTOR: LISA KISER  
P.O. Box 390  
McElhattan, PA 17748

**AGNES M. SONGER, dec'd.**

EXECUTRIX: MARLENE D. KERR  
164 Hastings 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, November 16, 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 Writ of Execution No. 468-2018 C.D. Property of Clayton S. Calhoun, situate partly in Snyder Township and partly in Washington Township, Jefferson County, Pennsylvania, being more particularly described in a deed recorded with the Recorder of Deeds, Jefferson County, Pennsylvania, in Deed Book 506, Page 235, and being Tax Assessment Parcel No. 39-269-0147 C; with an address of 790 Arch Street Ext., Brockway, PA 15824 and containing a single family dwelling with attached garage. Judgment Amt. \$238,036.97. Attorneys for Plaintiff: Lynn, King & Schreffler.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by November 28, 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, November 16, 2018, at 10:30 A.M.**

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

By virtue of a Writ of Execution No. 384-2018 CD, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company vs. Robert A. Jacoby and Kira D. Jacoby. Address of 134 Broad Street, Summerville, County of Jefferson, State of Pennsylvania. Judgment Amount: \$36,767.00. Attorneys for Plaintiff: KML Law.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by November 28, 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, November 16, 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. 373-2018 C.D. LOANDEPOT.COM LLC VS. SHELLY S. SAMPSON AND DONALD E. SAMPSON. All that certain piece or parcel or Tract of land situate in the Borough of Brookville, Jefferson County, Pennsylvania, and being known as 256 Hiawatha Street, Brookville, Pennsylvania 15825. The Improvements thereon are: Residential Dwelling. Tax Map and Parcel No. 06-014-0109. Real Debt: \$74,114.27. Seized and Taken in Execution as the Property of: Shelly S. Sampson and Donald E. Sampson. Attorney for Plaintiff: McCabe Weisberg & Conway, LLC.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by November 28, 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 10:00 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/A RR2 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 LLOYDA. REISER, JR., DECEASED, ET AL. 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, BROOKVILLLE, 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