



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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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

TRIVISONO, JOSEPHINE C., dec'd.
Late of Brockway Borough
CO-EXECUTRIXES: FRANCIS
LANDINI & JUDY MANN
ATTORNEY: DAVID B. INZANA
920 Fifth Avenue
Brockway, PA 15824

KALTENBAUGH, CLARA D., dec'd.
Late of Reynoldsville Borough
EXECUTOR: WILLIAM G.
KALTENBAUGH
ATTORNEY: DAVID A. GRADY
P.O. Box 220
Reynoldsville, PA 15851

SECOND PUBLICATION

HUNTINGTON, RONALD E., dec'd.
Late of Winslow Township
ADMINISTRATRIX: MARY LOU
McAULEY
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

NEWHOUSE, SCOTT L., dec'd.
Late of Sykesville Borough
ADMINISTRATOR: CHRISTOPHER
S. PEDEN
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

**YANEK, STEPHEN JR. aka STEPHEN
WILLIAM YANEK**, dec'd.
Late of Winslow Township
ADMINISTRATRIX: VALERIE
STIMMEL
ATTORNEY: LEANNA NEDZA
199 West DuBois Avenue
Suite 1
DuBois, PA 15801

**CHANDLER, NANCY L. aka NANCY L.
TUCK**, dec'd.
Late of Bell Township
EXECUTRIX: ELIZABETH A. LOSE
ATTORNEY: DAVID L. YOUNG
306 West Mahoning Street
Punxsutawney, PA 15767

HRITZ, BETTY aka BETTY JANE HRITZ,
dec'd.
Late of Punxsutawney Borough
EXECUTOR: CHARLES W. HRITZ
ATTORNEY: AMY J. MORRIS
200 South Findley Street
Professional Building
Punxsutawney, PA 15767

THIRD PUBLICATION

TRUESDALE, JEAN L., dec'd.
Late of Warsaw Township
EXECUTOR: ROBERT L.
TRUESDALE
ATTORNEY: MARK A. WALLISCH
379 Main Street
Brookville, PA 15825

TOTH, AGNES I. aka AGNES IRENE TOTH,
dec'd.
Late of Ringgold Township
EXECUTOR: JAMES LEE TOTH
ATTORNEY: J. KIPP LUKEHART
Box 74
219 East Union Street
Punxsutawney, PA 15767

THOMAS, CELESTE G., dec'd.
Late of Snyder Township
ADMINISTRATOR: DANIEL J.
THOMAS
ATTORNEY: MEGHAN F. IRWIN
212 Frankstown Road
Altoona, PA 16602

DEFELICE, EMOGENE, dec'd.
Late of Young Township
CO-EXECUTORS: LILLIAN
CAMERON & PASQUALE
DEFELICE
ATTORNEY: ROBERT M. HANAK
P.O. Box 487
528 Liberty Boulevard
DuBois, PA 15801

SMITH, LEILA I., dec'd.
Late of Punxsutawney Borough
EXECUTRIX: MELANIE I. SLAGLE
ATTORNEY: JAMES D. DENNISON
395 Main Street
Brookville, PA 15825

DEPP, JOHN F. aka JOHN FRED DEPP,
dec'd.
Late of Perry Township
CO-ADMINISTRATORS: MELANIE
G. LUDWIG & MARK J. DEPP
ATTORNEY: JOSEPH H.
ELLERMEYER
379 Main Street
Brookville, PA 15825

ISHMAN, KAREN E., dec'd.
Late of Perry Township
ADMINISTRATOR: JACOB

ISHMAN
ATTORNEY: RICHARD E.
SHENKAN
6775 Daly Road
Suite 102
West Bloomfield, MI 48322

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, JULY 26, 2013
at 9:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell

ALL that certain piece, parcel, lot or tract of land situate, lying and being in Young Township, f/k/a Village of Adrian, Jefferson County, Pennsylvania and being known as 47 3rd Street, DeLancey, PA 15733.

Said real property is located on Jefferson County Assessment Maps as No. 42-506-0300 A2.

The sale of the above described real property is to be held on the judgment entered in the Court of Common Pleas of Jefferson County, Pennsylvania by Deutsche Bank National Trust Company against David S. Toy and Mary V. Toy at No. 467 C.D. 2012.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by June 17, 2013 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
3 t's: June 6, 13, 20

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, JUNE 28, 2013
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL THAT CERTAIN lot or piece of ground situate in Brookville Borough, County of Jefferson, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike in blacktop on line of lands now or formerly of W. King, Jr. and lands now or formerly of J.F. Sherman, at a Southwesterly corner of the tract of land herein described; thence North 00 degrees 2 minutes 10 seconds West along line of lands now or formerly of King, a distance of 57.95 feet to an iron pin in the Southerly right of way line of Ramp C leading to Interstate 80; thence along said right of way line and the Southerly right of way line of Interstate 80, the following courses and distances North 70 degrees 27 minutes 25 seconds East, 35.598 feet to a point; North 86 degrees 39 minutes East, a distance of 50.00 feet to a point; North 64 degrees 54 minutes East, a distance of 171.00 feet to an iron pin; North 64 degrees East, a distance of 79.00 feet to a point; North 68 degrees 32 minutes East, a distance of 100.00 feet to an iron pin; South 00 degrees 38 minutes East, a distance of 64.00 feet to an iron pin; North 89 degrees 24 minutes East, a distance of 231.89 feet to an iron pin on line of lands of now for formerly of the Western Pennsylvania Conservancy; thence along lands now or formerly of the Western Pennsylvania Conservancy, the following courses and distances; South 01 degrees 53 minutes 45 seconds East a distance of 288.705 feet to an iron pin South 39 degrees 50 minutes West, a distance of 320.00 feet to an iron pin on line of lands now or formerly of Brookville Municipal Authority; thence South 39 degrees 50 minutes West along said lands now or formerly of Brookville Municipal Authority, a distance of 226.25 feet to an iron pin on line of land now or formerly of P. Barnett; thence North 82 degrees 35 minutes West along said lands now or formerly of P. Barnett and along lands now or formerly of J.F. Sherman, a distance of 614.25 feet to a railroad spike, the place of BEGINNING.

TOGETHER with a nonexclusive, appurtenant right of way, 40 feet in width for ingress, egress and regress, as more fully described in the Deed from Wesley W. King, Jr. to Freeway Motels, Inc., dated 01/29/1972 and recorded as hereinafter set forth in Deed Book 406, page 199.

BEING same premises which Va N. Phun, by Deed dated 06/19/2008 in Jefferson County in Record Book 484, page 669 conveyed unto Best Motel, USA, LLC, in fee and being known as 230 Allegheny Boulevard, Brookville, PA 15825.

Said real property is located on Jefferson County Assessment Maps as No. 06-018-0136 B.

The sale of the above described real property is to be held on the judgment entered in the Court of Common Pleas of Jefferson County, Pennsylvania by TD Bank, N.A. against Best Motel USA, LLC at No. 827 C.D. 2011.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by July 8, 2013 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
3 t's: June 6, 13, 20

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, JUNE 28, 2013
at 11:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell

The property situate in the BOROUGH OF PUNXSUTAWNEY, Jefferson County, Pennsylvania and being known as 22 Lewis Street, Punxsutawney, PA 15767.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as No. 21-002-1015.

The sale of the above described real property is to be held on the judgment entered in the Court of Common Pleas of Jefferson County, Pennsylvania by Wells Fargo Bank, N.A. against John M. Penman and Jolene M. Penman at No. 66 C.D. 2013.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by July 8, 2013 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
3 t's: June 6, 13, 20

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, JUNE 28, 2013
at 11:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell

ALL that certain real estate situated in the Village of Belgiumtown, Rose Township, Jefferson County, Pennsylvania. Having erected thereon a dwelling known as 480 Belgiumtown Road, Brookville, PA 15825. Deed Book Volume 316, page 709.

Said real property is located on Jefferson County Assessment Maps as No. 32-001-0311.

The sale of the above described real property is to be held on the judgment entered in the Court of Common Pleas of Jefferson County, Pennsylvania by Federal National Mortgage Association against Ryan J. Hanna at No. 52 C.D. 2013.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by July 8, 2013 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
3 t's: June 6, 13, 20

MARION CENTER BANK F/ MARION CENTER NATIONAL BANK,	:	IN THE COURT OF COMMON PLEAS
	:	JEFFERSON COUNTY, PENNSYLVANIA
	:	
	:	
Plaintiff,	:	Civil Action of
	:	Mortgage Foreclosure
	:	
vs.	:	
	:	
	:	
DOUGLAS C. GRIFFITH and EDWINA D. GRIFFITH	:	
Defendants	:	No. 34 C.D. 2013

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

TO: DOUGLAS C. GRIFFITH

You are herby notified that the above named Plaintiff, Marion Center Bank formerly, Marion Center National Bank, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Jefferson County, Pennsylvania, docketed to 34 CD 2013, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 773 Scotland Ave. Ext, Punxsutawney, PA 15767, whereupon your property would be sold by the Sheriff of Jefferson County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed to the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Laurel Legal Services
231 W. Main Street
Clarion, PA 16214
Phone: (814) 226-4340

HOLSINGER, CLARK & ARMSTRONG, P.C.

Robert F. Manzi, Jr., Esquire
832 Philadelphia Street
Indiana, PA 15701
PA ID #206631
Attorney for Plaintiff