



# 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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Edwin L. Snyder.....Retired 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

##### ELKIN, THOMAS H. aka THOMAS HARRY

**ELKIN**, dec'd  
Late of Bell Township  
ADMINISTRATOR: MATTHEW A.  
ELKIN  
ATTORNEY: JOHN G. ACHILLE  
379 Main Street  
Brookville, PA 15825

##### ORTZ, JOHN E., dec'd

Late of Washington Township  
EXECUTRIX: KATHY C. ORTZ  
ATTORNEY: DAVID J. HOPKINS  
100 Meadow Lane  
Suite 5  
DuBois, PA 15801

#### SECOND PUBLICATION

##### INDRE, DONNA R. aka DONNA ROMAINE

**INDRE**, dec'd  
Late of Falls Creek Borough  
CO-EXECUTORS: DENISE M.  
HUBER & JAMES O. INDRE  
ATTORNEY: DAVID D. KING  
P.O. Box 1016  
23 Beaver Drive  
DuBois, PA 15801

##### DEFELICE, PASQUALE J., SR., dec'd

Late of Young Township  
EXECUTOR: JAMIE J. DEFELICE  
ATTORNEY: ROBERT M. HANAK  
P.O. Box 487  
528 Liberty Boulevard  
DuBois, PA 15801

##### BUGANZA, RUTH B. aka RUTH BERTHA

**BUGANZA**, dec'd  
Late of Perry Township  
ADMINISTRATOR: JACOB DANIEL  
ATTORNEY: AMY J. MORRIS  
200 South Findley Street  
Professional Building  
Punxsutawney, PA 15767

##### PASIERB, BETTY E., dec'd

Late of Falls Creek Borough  
EXECUTOR: NONE LISTED  
ATTORNEY: PAULA M. CHERRY  
P.O. Box 505  
DuBois, PA 15801

##### YANITY, RALPH A., dec'd

Late of Brockway Borough  
EXECUTOR: JAMES FRANK  
YANITY  
ATTORNEY: R. EDWARD  
FERRARO  
690 Main Street  
Brockway, PA 15824

##### GIROSKEY, ELSPETH aka ELSPETH W.

**GIROSKEY**, dec'd  
Late of Bell Township  
CO-EXECUTORS: GEORGE  
EDWARD GIROSKEY & DAVID IAN  
GIROSKEY  
ATTORNEY: JAY LUNDY  
219 East Union Street  
Punxsutawney, PA 15767

#### THIRD PUBLICATION

##### GRIFFITH, EBERT W. aka EBERT WAYNE

**GRIFFITH**, dec'd  
Late of Young Township  
EXECUTRIX: JOYCE GRIFFITH  
ATTORNEY: JAMIE C. STELLO  
103 North Gilpin Street  
Punxsutawney, PA 15767

##### SLAGLE, MAY E. aka MAE ELIZABETH

**SLAGLE**, dec'd  
Late of Brookville Borough  
EXECUTRIX: BRENDA M.  
MCQUOWN  
ATTORNEY: JEFFREY M.  
GORDON  
293 Main Street  
Brookville, PA 15825

##### SHAFFER ROLAND ANDREW JR., dec'd

Late of Brockway Borough  
EXECUTOR: GREGORY M. KRUK  
690 Main Street  
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 Orphans' 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, December 28, 2015 at 2:00 p.m.

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

## FIRST PUBLICATION

**MENDENHALL, GERALD RAY**, dec'd  
ADMINISTRATRIX: PHYLLIS J.  
CALDWELL  
805 Caldwell Road  
Summersville, PA 15864

**SWAB, THOMAS D.**, dec'd  
EXECUTRIX: LINDA M. SWAB  
131 Walnut Street  
Brookville, PA 15825

**ESPOSITO, FRANCIS J.**, dec'd  
CO-EXECUTORS: GREGORY J.  
ESPOSITO  
6315 Salem Park Circle  
Mechanicsburg, PA 17050

THOMAS E. ESPOSITO  
7111 Salem Park Circle  
Mechanicsburg, PA 17050

## 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

IN THE COURT OF COMMON PLEAS OF  
JEFFERSON COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 762-2015 CD

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

HSBC Bank USA, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgage-Backed Certificates, 2007-1, c/o Ocwen Loan Servicing, LLC, Plaintiff vs. Douglas Paul Smith, Jr., Known Heir of Douglas P. Smith and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Douglas P. Smith, Defendant(s)  
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Douglas P. Smith, Defendant(s), whose last known addresses are 3005 Route 219, Brockway, PA 15824-7343 and 7601 Westville Road, Brockway, PA 15824.

### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC Bank USA, N.A., as Trustee for the Registered Holders of First NLC Trust 2007-1 Mortgage-Backed Certificates, 2007-1, c/o Ocwen Loan Servicing, LLC, 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 NO. 762-2015 CD, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3005 Route 219, Brockway, PA 15824-7343, 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 in 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 THE 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. LAWYERS REFERRAL SERVICE, Laurel Legal Services, Inc., 231 W. Main St., Clarion, PA 16214, 814.226.4340. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta & David Neeren, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

## 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, January 8, 2016  
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. 935-2010 C.D., Wells Fargo Bank N.A. Vs. Joh Ann Holes, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James E. Wazelle, Deceased. Owner (s) of property situate in the BELL TOWNSHIP, JEFFERSON COUNTY, Pennsylvania, being 936 Pine Tree Road, a/k/a RD 8 Box 606, Punxsutawney, PA 15767-3331, Parcel No. 03-003-0300. Improvements thereon: Residential Dwelling, Judgment Amount \$65,762.57, 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 January 18, 2016 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: Dec. 3, 10, 17

## 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, January 8, 2016  
at 11:00 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. 417-2015 C.D., Midfirst Bank vs.

Maceo A. Ehause and Annette K. Ehause.

ALL THOSE two certain parcels of land situate in the Township of Young, Jefferson County, Pennsylvania, being 50'x170' and having thereon erected a dwelling house and garage and known as: 5 Ellermeyer Road, Walston, PA 15781. Map No. 42-002-0209, Tax I.D. 42-2895, Reference Jefferson County Record Book 180, Page 377

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 18, 2016 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: Dec. 3, 10, 17

## 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, January 15, 2016  
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. 181-2015 C.D., Community First Bank VS. Sherry M. Dienes a/k/a, Sherry M. Laurenza, Property address: 102 Pleasant Avenue, Punxsutawney, PA 15767.

All those certain pieces, parcels and tracts of land situate, lying and being in the SECOND WARD OF THE BOROUGH OF PUNXSUTAWNEY, JEFFERSON COUNTY, PENNSYLVANIA. Further identified in the Jefferson County Tax Assessment Office as Parcel No. 22-003-0702.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 25, 2016, 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: Dec. 3, 10, 17

## 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, January 15, 2016  
at 11:00 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. 451-2015 C.D., U.S. Bank National Association, As Trustee For the Pennsylvania Housing Finance Agency Vs. Thomas M. Stevens and the Secretary of Housing and Urban Development.

ALL THAT CERTAIN piece or parcel of land situate in Brookville Borough, Jefferson County, Pennsylvania, as follows: Tract No. 1 being Lot No. 2 in the plan of lots of George A. Woods as surveyed by James B. Caldwell; and Tract No. 2 Being part of Lot No. 5 in George A. Woods as surveyed by James B. Caldwell, and Having Thereon Erected A Dwelling Known as 103 South Pickering Street, Brookville, PA 15825. Deed Book 474, Page 173, Map #06-012-509.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by January 25, 2016, 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: Dec. 3, 10, 17