



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

Jeffrey GordonPresident
Mary L. PothovenVice President
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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

NONE RECORDED

SECOND PUBLICATION

KERR, SUSAN C., a/k/a SUSAN CAROL, dec'd.
Late of Brookville Borough
EXECUTOR: BENJAMIN TODD KERR
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

KENNEDY, ALVIN V., JR., dec'd.
Late of Perry Township
EXECUTOR: ARTHUR V. KENNEDY
ATTORNEY: AMY J. MORRIS
200 S. Findley St.
Professional Building
Punxsutawney, PA 15767

CARCELLA, IRENE E., a/k/a IRENE, dec'd.
Late of Gaskill Township
EXECUTRIX: CHERYL TOY GEMMELL
ATTORNEY: JAY LUNDY
219 E. Union St.
P.O. Box 74
Punxsutawney, PA 15767

AMES, ROBERT K., SR., dec'd.
Late of Knox Township
EXECUTOR: ROBERT K. AMES, JR.
ATTORNEY: MARK A. WALLISCH
Achille Law, P.C.
379 Main St.
Brookville, PA 15825

THIRD PUBLICATION

JONES, HOWARD A., a/k/a HOWARD, dec'd.
Late of Pinecreek Township
EXECUTRIX: JUDY ANN, a/k/a JUDY SCHULZE
ATTORNEY: JOHN C. DENNISON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

KELFORD, JOSEPH DEAN, dec'd.
Late of Perry Township
ADMINISTRATRIX: JULIE A. KELFORD
ATTORNEY: GARABET ZAKEOSIAN
1525 Locust St.
Philadelphia, PA 19102

ZIMMERMAN, MILDRED ALDINE, a/k/a M. ALDINE, dec'd.
Late of Henderson Township
EXECUTRIX: DONNA LEE ANKER AND BONNIE LOU STROUSE
ATTORNEY: MARY L. POTHOVEN
531 Jackson St.
P.O. Box 338
Reynoldsville, PA 15851

LOPEZ, MICHAEL, a/k/a MIKE, dec'd.
Late of Brockway Borough
EXECUTOR: KEVIN L. BILLOCK
ATTORNEY: R. EDWARD FERRARO
690 Main St.
Brockway, PA 15824

SHERMAN, WILLIAM EUGENE, a/k/a WILLIAM E., dec'd.
Late of Brookville Borough
EXECUTRIX: CYNTHIA L. ZENTS
ATTORNEY: JAMES D. DENNISON
Dennison Law Offices
395 Main St.
Suite A
Brookville, PA 15825

Jefferson County Bar Association Seminars

Please note that the following video-replay seminars have been scheduled and will be held at Achille Law, P.C., 379 Main Street, Brookville:

March 15, 2019 - 9:00 a.m. to 12:00 p.m. (2 hrs substantive law/1 hr ethics)
Guardianship Practice & Procedure: The Rules Have Changed \$249

March 15, 2019 - 12:00 noon to 3:00 p.m. (3 hrs substantive law/0 hr ethics)
Family Law Update 2018 \$249

April 1, 2019 - 9:00 a.m. to 1:00 p.m. (3 hrs substantive law/1 hr ethics)
Auto Law Update 2018 \$279

April 26, 2019 - 9:00 a.m. to 3 p.m. (6 hrs substantive law/0 hr ethics)
Basics of Employment Law 2018 \$279

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, March 15, 2019 at 10:00 A.M.

In the Office of the said Sheriff, in the Court House, Brookville, Pennsylvania, sell: By virtue of Writ of Execution No. 824-2018 CD, Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc v. Andrew M. Duncan, Vanessa L. Duncan, owners of property situate in the PUNXSUTAWNEY BOROUGH, JEFFERSON County, Pennsylvania, being: 98 Clark Terrace, Punxsutawney, PA 15767-1614, Parcel No. 22-001-0414, Improvements thereon: RESIDENTIAL DWELLING, Judgment Amount: \$56,172.31, 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 March 25, 2019, 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, March 15, 2019 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. 920-2018 CD, PENNSYLVANIA HOUSING FINANCE AGENCY VS. MARK A. MCCOOL. Situate in the Township of Eldred, Jefferson County, Commonwealth of PA. HET a dwg k/a 2050 Route 36, Brookville, PA 15825. Parcel ID: 09-282-0232. Judgment Amount: \$71,440.56. Attorney for Plaintiff: Vitti Law Group Inc.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by March 25, 2019, 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, March 15, 2019 at 11:30 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. 458-2018 CD. JP Morgan Chase Bank, N.A. v. Michael P. Coyle, David W. Gross, owners of property situate in the BARNETT TOWNSHIP, JEFFERSON County, Pennsylvania, being 470 Hominy Ridge Acres Road, Clarington, PA 15828. Parcel No. 01-160-0120, 01-160-0121, 01-160-0142, Improvements thereon: RESIDENTIAL DWELLING. Judgment Amt.: \$158,818.99. 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 March 25, 2019, 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

IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA,

Plaintiff

vs.

EUGENE L. BANKS and KAREN G. BANKS,

Defendants

CIVIL ACTION NO. 2:18-cv-00592

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Jefferson County Deed Book 533, Page 613.

SAID SALE to be held at the Jefferson County Courthouse in the Conference Room on the Second Floor across from the Public Defender's office, 200 Main St., Brookville, PA 15825 at **10:00 a.m.** prevailing standard time, on **April 2, 2019**.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 39-309-0101-A recorded in Jefferson County, Pennsylvania, commonly known as: **669 Beechwood Road, Falls Creek, PA 15840**.

IDENTIFIED as Tax Parcel No. 39-309-0101-A in the Deed Registry Office of Jefferson County, Pennsylvania. HAVING erected a dwelling thereon known as 669 BEECHWOOD ROAD, FALLS CREEK, PA 15840. BEING the same premises conveyed to Eugene L. Banks and Karen G. Banks, dated July 7, 1989, and recorded on July 28, 1989 in the office of the Recorder of Deeds in and for Jefferson County, Pennsylvania. Seized and taken in execution as the property of Eugene L. Banks and Karen G. Banks at the suit of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:18-cv-00592.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

NOTICE

Notice is given to **ERIC BAILES** and **JOHN DOE**, that you have been identified by **Chloe Blount**, the natural mother, as a potential father of an unborn child, due to be born March 2019.

1. Chloe, the natural mother, plans to place the child for adoption.
2. Under Sections 8-106 and 8-107, Arizona Revised Statutes, you have the right to consent or withhold consent to the adoption.
3. Your written consent to the adoption is irrevocable once you give it.
4. If you are not in agreement with the adoption plan, and want to withhold consent to the adoption, you have thirty (30) days from the date of service of this notice to complete both of the following tasks:
 - a. You must initiate paternity proceedings under Title 25, Chapter 6, Article 1, Arizona Revised Statutes, and
 - b. You must serve the mother within thirty days after completion of service of this Notice with the paternity paperwork.
5. You have the obligation to proceed to judgment in the paternity action.
6. In the paternity proceedings, you have the right to seek custody.
7. **If you are established as the child's father, you must begin to provide financial support.** You may also be responsible for past support pursuant to ARS 25-809(A).
8. If you do not file a paternity action under Title 25, Chapter 6, Article 1 and do not serve the mother within thirty days after completion of the service of this Notice and pursue the action to judgment, you cannot bring or maintain any action to assert any interest in the child.
9. A potential father who fails to file a paternity action and who does not comply with all applicable service requirements within thirty days after being served with this notice (even if by publication) waives his right to be notified of any judicial hearing regarding this child's adoption or the termination of parental rights and his consent to the adoption is not required.
10. The Indian child welfare act may supersede the Arizona Revised Statutes regarding adoption and paternity.
11. For purposes of service of a paternity action under Title 25, Chapter 6, Article 1, Arizona Revised Statutes, service may be made on the mother at her attorney's office, Cory A. Stuart, Stuart & Blackwell PLLC, 1490 S. Price Road, Suite 318, Chandler, Arizona 85286.

THIS IS A LEGAL NOTICE. IF YOU DO NOT UNDERSTAND THE MEANING OF THIS NOTICE YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY TO ASSIST YOU IN RESPONDING TO THIS NOTICE. YOUR RIGHT TO PARENT YOUR CHILD WILL BE LOST IF YOU DO NOT ACT TO ESTABLISH YOUR PATERNITY WITHIN THIRTY (30) DAYS. NO FURTHER NOTICE WILL BE GIVEN.