



VOL. 29

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NO. 8

# 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

## THIRD PUBLICATION

NONE RECORDED

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

Heidi Ulrich Dennison.....President  
Joseph H. Ellermeyer.....Vice President  
Matthew B. Taladay.....Sec./Tres.

## 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

**PALMER, JAMES H.**, dec'd.

Late of Punxsutawney Borough

EXECUTRIX: KATHRYN L.

STEINER

ATTORNEY: JAY LUNDY

219 East Union Street

Punxsutawney, PA 15767

**MURRAY, CAROLE A.**, dec'd.

Late of Reynoldsville Borough

ADMINISTRATRIX: RUTH D.

MURRAY

ATTORNEY: ROBERT M. HANAK

P.O. Box 487

528 Liberty Boulevard

DuBois, PA 15801

## SECOND PUBLICATION

**MCELHINNY, THOMAS P. aka THOMAS**

**MCELHINNY**, dec'd.

Late of Eldred Township

EXECUTOR: RONALD J.

MCELHINNY

ATTORNEY: JOHN C. DENNISON

293 Main Street

Brookville, PA 15825

**BRUNO, DAVID A.**, dec'd.

Late of Brockway Borough

EXECUTRIX: JOYCE ANN

EISHAUP

ATTORNEY: R. EDWARD

FERRARO

690 Main Street

Brockway, PA 15824

**WILLIAMS, ANNIE L. aka ANNIE LAURIE**

**WILLIAMS**, dec'd.

Late of Punxsutawney Borough

EXECUTOR: DARREL WILLIAMS

ATTORNEY: JEFFREY LUNDY

219 East Union Street

Punxsutawney, PA 15767

## 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, FEBRUARY 28, 2014  
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain, piece, parcel or tract of land lying and being situate in Henderson Township, Jefferson County, Pennsylvania and being known as 2111 Desire Road, Reynoldsville, PA 15851.

Said real property is located on Jefferson County Assessment Maps as  
No. 13-467-0242.

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 U.S. Bank, N.A. against Joseph M. Forrest and Wanda L. Forrest at No. 499 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 March 10, 2014 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: Feb. 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, FEBRUARY 28, 2014  
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain tract of land situate in the Borough of Summerville, Jefferson County, Pennsylvania, bounded and described as follows: BEGINNING at a post at the southwest corner at a street; thence North 23 degrees East, along Thomas Street, 82.5 feet to a post; thence South 66 degrees 5 feet, along land now or formerly of J. Birch, 132 feet to a post; thence South 23 degrees west along land now or formerly of J. Lewis, 82.5 feet to a post on Brogan Street; thence 66 degrees 5 feet west along Brogan Street, 132 feet to the place of beginning.

CONTAINING 10,890 square feet, more or less.

BEING known as 10 Thomas Street, Summerville, PA 15864.

BEING the same premises which Mary Priester, married and Ann Hoffman, married, and Peter Allegretto, a single person by Deed dated October 10, 2006, and recorded October 13, 2006, in the Office of the Recorder of Deeds in and for Jefferson County, at Deed Book 407, page 809 granted and conveyed unto K.C. Radaker.

Said real property is located on Jefferson County Assessment Maps as  
No. 34-003-0603.

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 K.C. Radaker at No. 1105 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 March 10, 2014 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: Feb. 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, FEBRUARY 28, 2014  
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 135 E. Mahoning Street, Punxsutawney, PA 15767.

COMMERICAL – HOTEL

JUDGMENT AMOUNT: \$692,500.00.

Said real property is located on Jefferson County Assessment Maps as  
No. 24-001-1205.

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 Influential Partners, LLC, as successor to Fred J. Hanania against Pantall Hospitality Group, LLC at No. 1107 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 March 10, 2014 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: Feb 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, MARCH 14, 2014  
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain property situated in the Township of Young in the County of Jefferson and Commonwealth of Pennsylvania, being more fully described in a deed dated 6/18/2001 and recorded among the land records of the county and state set forth above, in Record Book 198 and pages 0356-0367 and address 773 Scotland Avenue Ext., Punxsutawney, PA 15767.

Said real property is located on Jefferson County Assessment Maps as No. 42-526-0105.

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 Marion Center Bank against Douglas C. Griffith and Edwina D. Griffith at No. 34 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 March 24, 2014 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: Feb. 20, 27, Mar. 6

## 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 14, 2014  
at 10:30 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 March 24, 2014 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: Feb. 20, 27, Mar. 6

## 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 14, 2014  
at 11:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL that certain piece or parcel of land situated in the Third Ward of the Borough of Reynoldsville, Jefferson County, Pennsylvania, bounded and described as follows:

BEGINNING at a post, on the South side of Ohio Street, at the corner of Lot No. 188; thence South 77 degrees 30' East, along Ohio Street, 60 feet to a post at corner of Lot No. 190; thence South 12 degrees 30' West, along line of Lot No. 190, 150 feet to a post at an alley; thence North 77 degrees 30' West, along said alley, 60 feet to a post, corner of Lot No. 188; thence North 12 degrees 30' East along line of Lot No. 188, 150 feet to the place of beginning.

CONTAINING 9,000 square feet, more or less, and being Lot No. 189 of Plot or Plan of West Reynoldsville.

EXCEPTING AND RESERVING all the coal and rights incident thereto in the same manner as they have been reserved in previous conveyances.

AND BEING the same premises conveyed to William A. Murray and Deborah A. Murray, husband and wife, by deed of William A. Murray et ux dated June 7, 1996, and recorded in Jefferson County Record Book 65, page 734.

Said real property is located on Jefferson County Assessment Maps as No. 29-001-0816.

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 Community First Bank against William A. Murray and Deborah A. Murray at No. 705 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 March 24, 2014 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: Feb. 20, 27, Mar. 6

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

March 5, 2014 10:00 am to 2:30 pm. (4 hrs substantive law/0 hr ethics)\*  
17th Annual Family Law Update  
Cost: Members \$169; \$149 (admitted after 1/1/10); and Non-members \$189

March 14, 2014 9:00 am to 12:00 noon. (6 hrs substantive law/0 hr ethics)  
Understanding the Basics of Health Law  
Cost: Members \$169; \$149 (admitted after 1/1/10); and Non-members \$189

April 15, 2014 9:00 am to 1:00 pm. (3 hrs substantive law/1 hr ethics)  
Drafting the Last Minute Estate Plan for a Sick or Dying Client  
Cost: Members \$139; \$119 (admitted after 1/1/10); and Non-members \$159

April 15, 2014 1:00 pm to 4:00 pm. (3 hrs substantive law/0 hr ethics)  
The Nuts and Bolts of Medicaid Planning  
Cost: Members \$139; \$119 (admitted after 1/1/10); and Non-members \$159

April 30, 2014 9:00 am to 3:00 pm. (6 hrs substantive law/0 hr ethics)  
Wage and Hour Law Symposium  
Cost: Members \$169; \$149 (admitted after 1/1/10); and Non-members \$189  
3:00 pm to 4:00 pm (Immediately following Wage/Hour seminar)  
Fee Practices, Pointers and Traps of Fee Agreements (1 hr ethics)  
Cost: Members \$59; \$59 (admitted after 1/1/10); and Non-members \$69

Registration for the seminars will be at 8:30 am except 3/5/2014 family Law Update registration will be at 9:30 am.

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.

## NOTICE

To all Members of the Jefferson County Bar Association:

The spring meeting of the Jefferson County Bar Association will be held on Wednesday, March 12, 2014 at noon in Brookville at Plyler's Family Restaurant in the back dining area.