



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
Ross F. FerraroSec./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

ANDERSON, PAUL R., a/k/a PAUL R., SR., dec'd.
Late of Washington Township
EXECUTRIX: STEPHANIE A. CRAIG
ATTORNEY: DAVID P. KING
P.O. Box 1016
23 Beaver Dr.
DuBois, PA 15801

BODENHORN, a/k/a BODENNORN IVA G., a/k/a IVA GRACE, dec'd.
Late of Pinecreek Township
EXECUTOR: RICHARD S. BODENHORN
ATTORNEY: DAVID A. GRADY
P.O. Box 220
Reynoldsville, PA 15851

SECOND PUBLICATION

FAIRMAN, STEPHEN W., a/k/a STEPHEN, a/k/a STEPHEN W., SR., a/k/a STEPHEN, SR., dec'd.
Late of Oliver Township
EXECUTOR: STEPHEN W. FAIRMAN, JR
ATTORNEY: JOSEPH H. ELLERMEYER
Achille Law, P.C.
379 Main St.
Brookville, PA 15825

WAZELLE, MERLE W., a/k/a MERLE WALTER, dec'd.
Late of Knox Township
ADMINISTRATRIX: RETTA J. CEBULSKIE
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

HOLLOPETER, SHERMAN ROSS., dec'd.
Late of Big Run Borough
CO-EXECUTORS: KEITH D.
HOLLOPETER AND TERRY ROSS
HOLLOPETERN
ATTORNEY: AMY J. MORRIS
Professional Building
200 S. Findley St.
Punxsutawney, PA 15767

MINICH, NORA JANE, a/k/a, NORA J., dec'd.
Late of Ringgold Township
CO-EXECUTORS: VICTORIA LYNN
SHIREY AND LAURA ANN MOHNEY
ATTORNEY: MICHAEL J. SUPINKA
983 Philadelphia St.
Indiana, PA 15701

THIRD PUBLICATION

KEISTER, E. IRENE, a/k/a E. I., a/k/a ELINOR IRENE, dec'd.
Late of Brockway Borough
EXECUTRIX: HEATHER I. KEISTER
ATTORNEY: GREGORY M. KRUK
690 Main St.
Brockway, PA 15824

YOUNT, DOROTHY G., a/k/a DOROTHY GRACE, dec'd.
Late of Punxsutawney Borough
EXECUTOR: DARL W. YOUNT
ATTORNEY: NICHOLAS GIANVITO
P.O. Box 574
314 R. W. Mahoning St.
Punxsutawney, PA 15767

THOMPSON, JEAN R., dec'd.
Late of Brookville Borough
EXECUTOR: RICHARD G. THOMPSON
ATTORNEY: GREGORY M. BAZYLAK
1 Sylvania St.
Brookville, PA 15825

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 972-2017 CD

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, FEBRUARY 21, 2020
AT 11:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN PIECE, PARCEL, LOT OR TRACT OF LAND SITUATE, LYING AND BEING IN BOROUGH OF BROOKVILLE, JEFFERSON COUNTY, PENNSYLVANIA:

Wells Fargo v. Catherine M. Ford
JUDGMENT AMT.: \$121,738.14
PROPERTY ADDRESS: 246 JEFFERSON STREET, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 06-007-0505

Seized and taken into execution to be sold as the property of CATHERINE M FORD in suit of WELLS FARGO BANK, NA.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

CARL J. GOTWALD, SR., Sheriff
JEFFERSON COUNTY, Pennsylvania

1/23; 1/30; 2/6

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 693-2019

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, FEBRUARY 21, 2020
AT 11:30 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel or Tract of land situate in the Borough of Punxsutawney, Jefferson County, Pennsylvania, and being known as:

THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$93,967.00
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael Flynn AKA Michael P. Flynn and Brenda Flynn AKA Brenda A. Flynn
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
PROPERTY ADDRESS: 909 EAST MAHONING STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 23-002-0728

Seized and taken into execution to be sold as the property of MICHAEL P FLYNN, BRENDA A FLYNN in suit of NAVY FEDERAL CREDIT UNION.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

CARL J. GOTWALD, SR., Sheriff
JEFFERSON COUNTY, Pennsylvania

1/23; 1/30; 2/6

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 835-2019

Issued out of the Court of Common Pleas of Jefferson County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Jefferson County Sheriff Office in the City of Brookville, County of Jefferson, Commonwealth of Pennsylvania on:

FRIDAY, FEBRUARY 21, 2020
AT 12:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece or parcel of land situate in the SIXTH WARD of the BOROUGH OF PUNXSUTAWNEY, County of Jefferson and State of Pennsylvania
Judgment: \$72,733.13
Owner: John R. Sinclair and Brenda C. Sinclair, husband and wife
PROPERTY ADDRESS: 124 PERRY STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 26-002-0303

Seized and taken into execution to be sold as the property of BRENDA C SINCLAIR, JOHN SINCLAIR in suit of J.P. MORGAN MORTGAGE ACQUISITION CORP., C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC...

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within ten (10) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
RICHARD M. SQUIRE & ASSOCIATES, LLC.
JENKINTOWN, PA

CARL J. GOTWALD, SR., Sheriff
JEFFERSON COUNTY, Pennsylvania

1/23; 1/30; 2/6

**IN THE COURT OF COMMON PLEAS OF
JEFFERSON COUNTY, PENNSYLVANIA
CIVIL DIVISION**

PROPERTY DEVELOPMENT, LLC, Plaintiff, : 43 2020
vs. :
CATHERINE BAKER, MARGARET BAKER, :
CATHERINE C. BAKER, JOSEPH SURIK, :
their Heirs, Successors and Assigns and :
STEVEN M. PERUNKO ESTATE, Defendants :

To the Heirs of CATHERINE BAKER, MARGARET BAKER, CATHERINE C. BAKER, JOSEPH SURIK

A Complaint in Quiet Title has been filed against you. The nature of the action is to declare that you have no interests in a certain parcel land, more fully described in the Complaint, located in Young Township, Jefferson County, identified as Parcel No. 42-545-015 B, listed as 3.5 acres.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the 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 claim 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 OR CANNOT AFFORD ONE, 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:

Jefferson County Prothonotary
200 Main Street
Brookville, PA 15825
(814) 849-1607

Lundy and Lundy
219 Union Street
Punxsutawney, Pennsylvania 15767
lundylawpa.com
814 938 8110