



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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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

BAUN, MARY RUTH, a/k/a MARY R., dec'd
Late of Henderson Township
EXECUTOR: STEPHEN MATTHEW BAUN
ATTORNEY: MATTHEW B. TALADAY
P.O. Box 487
528 Liberty Blvd.
DuBois, PA 15801

HETRICK, SHIRLEY HELEN, a/k/a SHIRLEY H., dec'd
Late of Warsaw Township
EXECUTOR: DENISE H. HORNUNG
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

HAAS, CATHY E., a/k/a CATHY ELAINE, dec'd
Late of Union Township
EXECUTOR: MARGARET SCHNEIDER,
a/k/a MARGARET J. SCHNEIDER
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

EMIGH, KATHY E., a/k/a KATHLEEN ELAINE, dec'd
Late of Falls Creek Borough
EXECUTOR: JAMES A. EMIGH, JR.
ATTORNEY: CHRISTOPHER E. MOHNEY
51 Beaver Dr.
Suite 1
DuBois, PA 15801

NAVA, DIANE LYNN, a/k/a DIANE L., dec'd
Late of Brockway Borough
EXECUTOR: JOHN O. NAVA, III
ATTORNEY: DAVID B. INZANA
423 Main St.
Brockway, PA 15824

SECOND PUBLICATION

TEST, GRACE E., dec'd
Late of Punxsutawney Borough
EXECUTOR: FRANCES T. CRAGO
ATTORNEY: AMY J. MORRIS
Professional Building
200 S. Findley St.
Punxsutawney, PA 15767

GERTZ, STEVEN A., a/k/a STEVE, dec'd
Late of Washington Township
EXECUTOR: ALISON NICOL GERTZ
ATTORNEY: C.J. ZWICK
171 Beaver Dr.
P.O. Box 1127
DuBois, PA 15801

THIRD PUBLICATION

HUGHES, JOHN H., a/k/a HORDLY, JR., dec'd
Late of Gaskill Township
EXECUTOR: OWEN KEITH HUGHES
ATTORNEY: AMY J. MORRIS
Professional Building
200 S. Findley St.
Punxsutawney, PA 15767

BROSKY, GEORGE E., dec'd
Late of Falls Creek Borough
EXECUTOR: LINDA S. BROSKY
ATTORNEY: DAVID J. HOPKINS
Hopkins Heltzel, LLP
100 Meadow Lane, Ste. 5
DuBois, PA 15801

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 Orphan's 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, November 27th, 2023, at 2:00 p.m.

Brianna Bullers, Register of Wills and Clerk of Courts for the Court of Common Pleas of Jefferson County, Pennsylvania, Orphans' Court Division.

SECOND PUBLICATION

BARBARA C. AIKMAN TRUST, dec'd

TRUSTEE: S&T BANK
P.O. Box 220
800 Philadelphia St.
Indiana, PA 15701

NOTICE FOR PUBLICATION

NOTICE IS HEREBY GIVEN that a Petition to Terminate Parental Rights was filed by Jefferson County Children and Youth Services Agency on November 2, 2023 at the Orphan's Court/Registrar and Records Office of the Court of Common Pleas of Jefferson County, Pennsylvania at Docket Number: 34A-2023 O.C., requesting a Hearing to terminate the Parental Rights to A.N., a female child born October 30, 2011, in Jefferson County, PA, to Mother C. NIVER. The hearing shall take place 21st day of December 2023 at 10:00A.M. in the small Courtroom of the Jefferson County Courthouse, 200 Main Street, Brookville, Pennsylvania 15825. All interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted. Failure to appear will not prevent termination of parental rights. Any party subject to this hearing is directed to contact SHAWN A. SANGSTER, ESQ. JEFFERSON COUNTY CHILDREN AND YOUTH SERVICES AGENCY, 155 Main Street, Brookville, PA, 15825, 814-849-3696.

NOTICE OF TRUST ADMINISTRATION PURSUANT TO 20 Pa C.S.A. SECTION 7755(c)

NOTICE is hereby given of the administration of the **STEVEN A. GERTZ LIVING TRUST** dated February 18, 2013, as restated on June 7, 2016, and as amended on August 23, 2022. **STEVEN A. GERTZ**, Settlor of the aforesaid Trust, of 873 Copenhaver Road, Falls Creek, Jefferson County, Pennsylvania, died on October 11, 2013. All persons having claims against the **STEVEN A. GERTZ LIVING TRUST** are requested to make known the same to the Successor co-Trustees named below:

SUCCESSOR CO-TRUSTEE: Joshua Steven Gertz, P.O. Box 40, Fleming, PA 16835

SUCCESSOR CO-TRUSTEE: Erik Daniel Gertz, 196 Oakbrook Circle, Pittsburgh, PA 15220

SUCCESSOR CO-TRUSTEE: Matt Albert Gertz, 2386 Crestview Road, Pittsburgh, PA 15216

ATTORNEY: C.J. Zwick, Attorney for Successor Trustee, Zwick & Zwick LLP, 171 Beaver Drive, P.O. Box 1127, DuBois, PA 15801.
11/9; 11/16; 11/30

NOTICE

Dorothy L. Edinger, Deceased
Late of Mahoning County, OH

Letters of Administration, WWA on the above Estate having been granted to the Joyce Mariano, all persons indebted to the Estate are requested to make payment, and those having claims to present same without delay, to Brian F. Levine, Esquire.

Brian F. Levine, Esquire
Levine Law, LLC
Attorney for the Administrator WWA
22 E Grant St
New Castle, PA 16101-2279
11/2; 11/9; 11/16

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 040-2023 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, DECEMBER 08, 2023
AT 9:30 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 REAL ESTATE SITUATED IN THE TOWNSHIP OF McCALMONT, COUNTY OF JEFFERSON, PENNSYLVANIA. HAVING THERON ERECTED A DWELLING HOUSE. RECORDED IN DEED BOOK 770, PAGE 790.

PROPERTY ADDRESS: 257 BLOCKS ROAD, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 15-505-0215

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER RYAN P. HOPKINS, DECEASED in suit of INFIRST BANK,.

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:
HABERL, BUELL & RICE, PLLC
INDIANA, PA 724-910-8010

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

11/2; 11/9; 11/16

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 073-2023 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, DECEMBER 08, 2023
AT 10:00 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 TOWNSHIP OF HENDERSON, JEFFERSON COUNTY, PENNSYLVANIA:

JUDGMENT AMT. \$43,497.16

PROPERTY ADDRESS: 7659 ROUTE 119, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 13-469-0116

Seized and taken into execution to be sold as the property of JESSICA L ROWE, RONALD L ROWE, JR in suit of WELLS FARGO BANK, N.A..

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

11/2; 11/9; 11/16

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 395-2023 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, DECEMBER 08, 2023
AT 10:30 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.

BEING the same piece or parcel of land identified as Parcel 1 in the deed from Patricia N. Burdge, single, Cheri S. Spiers and Mark Spiers, wife and husband, Carolan Bailey and Justin P. Bailey, wife and husband, Michael W. Burdge and Amy Burdge, husband and wife, and Mariya Cole and James Cole, wife and husband, to Justin P. Bailey and Carolan C. Bailey, a/k/a Carolan Bailey, husband and wife, dated April 20, 2017 and recorded June 23, 2017 in the Office of the Recorder of Deeds of Jefferson County, Pennsylvania in Record Book 776, Page 376.

JUDGMENT AMT: \$80,775.54
PROPERTY ADDRESS: 1593 BROCIOS ROAD, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 38-265-0125 C

Seized and taken into execution to be sold as the property of JUSTIN P BAILEY, CAROLAN C BAILEY in suit of TOP TIER FEDERAL CREDIT UNION FORMERLY KNOWN AS CLARION 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:
KOOMAN, HEETER & GULNAC, PC
Clarion, PA 814-226-9100

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

11/2; 11/9; 11/16

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 581-2023 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, DECEMBER 08, 2023
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 THE RIGHT, TITLE, INTEREST AND CLAIM OF THOMAS LEROY GILBERT OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WINSLOW TOWNSHIP, COUNTY OF JEFFERSON AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 4273 ROUTE 310, REYNOLDSVILLE, PA 15851.

JUDGEMENT: \$166,851.11
PROPERTY ADDRESS: 113 3RD STREET, #96, STUMP CREEK, PA 15863
UPI / TAX PARCEL NUMBER: 40-426-0304, 40-426-0304-C

Seized and taken into execution to be sold as the property of THOMAS LEROY GILBERT in suit of S&T BANK.

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:
GRENN & BIRSIC, P.C.
PITTSBURGH, PA 412-281-7650

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

11/2; 11/9; 11/16

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 354-2023 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, JANUARY 12, 2024
AT 10:00 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.

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$233,945.58

TWP. OF ROSE

PROPERTY ADDRESS: 237 HILLIARD DRIVE, BROOKVILLE, PA 15825

UPI / TAX PARCEL NUMBER: 32-342-0110 G

Seized and taken into execution to be sold as the property of DANIEL J LANDER in suit of NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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:

HLADIK ONORATO AND FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

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

11/2; 11/9; 11/16