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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 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

SHUTE, HELEN SALIZZONI aka HELEN

MARY SHUTE, dec'd.

Late of Brockway Borough

EXECUTOR: JEFFREY A. SHUTE

SR.

ATTORNEY: R. EDWARD

FERRARO

690 Main Street

Brockway, PA 15824

SECOND PUBLICATION

SICKERI, MARY ANN, dec'd.

Late of Snyder Township

EXECUTRIX: CAROLYN

ROBERTSON

ATTORNEY: BENJAMIN S.

BLAKLEY

P.O. Box 6

90 Beaver Drive

DuBois, PA 15801

MARTZ, FAYE E., dec'd.

Late of Ringgold Township

EXECUTRIX: BARBARA F.

AUGUSTINO

ATTORNEY: FELIX J. PATRICK

213 East Main Street

Carnegie, PA 15106

MILLER, BONNIE LEE, dec'd.

Late of Punxsutawney Borough

EXECUTORS: CHAUNCY L.

MILLER & VIOLET A. MILLER

ATTORNEY: JASON E. MATZUS

310 Grant Street

Suite 700

The Grant Building

Pittsburgh, PA 15219

THIRD PUBLICATION

NONE RECORDED

TRUST NOTICE

S&T Bank, Trust Department, hereby gives notice that it is the Trustee of the PAULYNE F. GUSMEROTTI LIVING TRUST dated December 18, 2007, created by Paulyne F. Gusmerotti, deceased, late of Brookville, Jefferson County, Pennsylvania, Because of the death of Paulyne F. Gusmerotti, distribution will be made to Trust beneficiaries in accordance with the Trust terms after liabilities are paid. Notice is given to all persons having claims to submit such claims without delay to:

S&T Bank
Trust Department, Trustee
P.O. Box 247
DuBois, PA 15801

or to its attorney,

Robert M. Hanak, Esquire
Hanak, Guido and Taladay
P.O. Box 487
DuBois, PA 15801

3t's: Nov. 21, Dec. 5, 12

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, DECEMBER 6, 2013
at 10:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell The property situate in YOUNG TOWNSHIP, Jefferson County, Pennsylvania and being known as 1431 Harmony Road, Punxsutawney, PA 15767.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as No. 42-525-0155.

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 PNC Bank National Association against Kenneth M. Houk at No. 519 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 December 16, 2013 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: Nov. 7, 14, 21

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, DECEMBER 6, 2013
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, parcel or lot of land situate, lying and being in the First Ward of the Borough of Punxsutawney, Jefferson County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on the northern boundary of Cherry Street, at corner Lot No. 16, land of M.G. Carrick, thence in a northerly direction along Lot No. 16 and land of M.G. Carrick a distance of 150 feet to a 20 foot wide alley; thence in a westerly direction along the said alley a distance of 50 feet to a post at corner of Lot No. 18 land of F.A. Fear; thence in a southerly direction along Lot No. 18 and land of F.A. Fear a distance of 150 feet to the northern boundary of Cherry Street; thence in an easterly direction along the said Cherry Street a distance of 50 feet to the place of beginning; CONTAINING 7,500 square feet, more or less.

Title to said premises is vested in Raymond R. Marie and Jill E. Marie, husband and wife, by deed from Robert W. Mitchell and Marjorie N. Mitchell, husband and wife, dated 7/28/1977 and recorded 8/1/1977 in the Jefferson County Recorder of Deeds in Book 442, page 180.

BEING known as 117 Cherry Street, Punxsutawney, PA 15767.

Said real property is located on Jefferson County Assessment Maps as No. 21-002-0405.

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 Nationstar Mortgage, LLC against Jill E. Marie and Raymond R. Marie at No. 341 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 December 16, 2013 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: Nov. 7, 14, 21

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, DECEMBER 6, 2013
at 11:30 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell ALL those certain pieces, parcels or lots of land situated, lying and being in the Third Ward, Borough of Punxsutawney, bounded and described as follows, to-wit:

PARCEL 1: The certain lot situated on Rockland Avenue and extending back the same width for 192.3 feet to Laurel Street, being bounded on the north by Spring Street; bounded on the east by Rockland Avenue; bounded on the south by Lot No. 92 1/2, now of H. Martin; and bounded on the west by Laurel Street, being known as Lot No. 92 in Block B of the East End Addition to the Borough of Punxsutawney.

PARCEL 2: Fronting 58 feet on the western side of Rockland Avenue and extending westerly and equal width a distance of 192.3 feet to Laurel Alley, bounded on the north by Lot No. 92; on the east by Rockland Avenue; on the south by Lot No. 92 1/2 and on the west by Laurel Alley, containing 11,153.4 square feet, more or less, being known as Lots Nos. 91 and 91 1/2 in the plan of lots in the East End Addition to the Borough of Punxsutawney.

PARCEL 3: Lot 58 X 192

BEING the same premises which Diane Weaver by deed dated May 26, 2006 and recorded June 9, 2006 in the Recorder's Office in Jefferson County, PA in deed book 390 at page 1000, granted and conveyed unto Diane Weaver and Michael Weaver, mother and son.

Said real property is located on Jefferson County Assessment Maps as Nos. 23-002-0518, 23-002-0519 and 23-002-0520.

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 HSBC Bank, USA, N.A. against Michael Weaver and Diane Weaver at No. 495 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 December 16, 2013 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: Nov. 7, 14, 21

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, DECEMBER 13, 2013
at 10:00 o'clock A.M.

in the office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell The property situate in the Fourth Ward of the Borough of Punxsutawney, Jefferson County, Pennsylvania and being known as 210 South Jefferson Street, Punxsutawney, PA 15767.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as
No. 24-001-0616.

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 Cheri D. Sloniger at No. 431 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 December 23, 2013 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: Nov. 14, 21, Dec. 5

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, DECEMBER 13, 2013
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 or tract of land situate, lying and being in Gaskill Township, Jefferson County, Pennsylvania and being known as 14312 Route 36, Punxsutawney, PA 15767. Title to said premises is vested in William Troutman by deed by Hudson Realty and Jessie J. Miller and Duane A. Miller, partners, t/d/b/a Miller Brothers Furniture dated October 14, 2005 and recorded October 19, 2005 in Deed Book 360, page 0899.

Said real property is located on Jefferson County Assessment Maps as
No. 11-567-0211 D.

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 Bank of America, N.A. against William Troutman at No. 685 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 December 23, 2013 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: Nov. 14, 21, Dec. 5

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

January 17, 2014 9:00 am to 1:30 pm. (3 hrs substantive law/1 hr ethics)
The Seven Deadly Sins of Modern Contract Law
Cost: Members \$299; \$279 (admitted after 1/1/10); and Non-members \$319

February 14, 2014 9:00 am to 1:30 pm. (4 hrs substantive law/0 hr ethics)
Driving Under the Influence: Skills that Win Cases
Cost: Members \$139; \$119 (admitted after 1/1/10); and Non-members \$159

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.