



# 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 Gordon .....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

**PARK, MILDRED E., a/k/a MILDRED, a/k/a MILDRED CAMPBELL, dec'd.**  
Late of Eldred Township  
EXECUTOR: CHARLES WAYNE PARK  
ATTORNEY: JEFFREY M. GORDON  
GORDON & DENNISON  
293 Main St.  
Brookville, PA 15825

**PETRAITIS, ANTHONY J., dec'd.**  
Late of Sykesville Borough  
EXECUTOR: THOMAS C. PETRAITIS  
ATTORNEY: JAMES A. NADDEO  
P.O. Box 552  
Clearfield, PA 16830

#### SECOND PUBLICATION

**DAUGHERTY, WILLIAM C., a/k/a WILLIAM CLAYTON, dec'd.**  
Late of Winslow Township  
EXECUTRIX: KELLY A. WOLFGANG  
ATTORNEY: MARY L. POTHOVEN  
531 Jackson St.  
P.O. Box 338  
Reynoldsville, PA 15851

## FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name Guardian Care Connect, 8796 Route 219, Brockway, PA 15824 has been filed in the Department of State at Harrisburg, PA, File Date 08/07/2019 pursuant to the Fictitious Names Act, Act 1982-295. The names and address of the people who are a party to the registration are Barmak Akbar-khazadeh, Guardian Healthcare Connect, LLC, Nicholas D. Varischetti, Peter C. Varischetti, Raymond L. Calhoun, 8796 Route 219, Brockway, PA 15824.

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In Re:	Adoption of	*	In the Court of Common Pleas of
	Baby Boy Z	*	Jefferson County, Pennsylvania
	DOB 07/16/2019	*	ORPHANS' COURT DIVISION
		*	
		*	Number 21A of 2019, OC

### NOTICE

TO: DONALD INGRAM

A Petition has been filed asking the Court to put an end to all rights you have to the minor child, Baby Boy Z. The Court has set a hearing to consider ending all possible rights to the minor child. That hearing will be held at the Jefferson County Courthouse located on Main Street, Brookville, Pennsylvania, on **March 16, 2020 at 1:00 p.m.**

**YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU, AND YOUR RIGHTS TO THE MINOR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.**

You have a right to be represented at the hearing by a lawyer. 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 to find out where you can get help.

Laurel Legal Services, Inc.  
231 W. Main Street  
Clarion, PA 16214  
814.226.4340  
800.660.1755

Heidi Ulrich Dennison, Esquire  
DENNISON LAW OFFICES, PC  
395 Main Street, Suite A  
Brookville, PA 15825

**SHERIFF'S SALE**

By Virtue of Writ of Execution  
(Mortgage Foreclosure)  
Docket No. 918 CD 2019  
Docket No. 1107 CD 2012

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's Office in the Borough of Brookville, County of Jefferson, Commonwealth of Pennsylvania, on:

**FRIDAY, MARCH 6, 2020  
AT 10:00 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) says after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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PROPERTY ADDRESS: 135 and 133 Mahoning Street, Punxsutawney, Pennsylvania

UPI/TAX PARCEL NUMBER: 24-001-1205 and 24-001-1203

CONSOLIDATED DOCKET NOS: Jefferson County, Pennsylvania, Court of Common Pleas  
Dockets 918 CD 2019 and 1107 CD 2012

JUDGMENT AMT.:  
\$2,060,647.14 (Docket 1107 CD 2012)  
\$74,060,121.74 (Docket 918 CD 2019)

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the FOURTH WARD OF THE BOROUGH OF PUNXSUTAWNEY, JEFFERSON COUNTY, PENNSYLVANIA, bounded and described as follows, to-wit:

**FIRST PIECE: BOUNDED** on the North by East Mahoning Street; bounded on the East by South Jefferson Street; bounded on the South by lands formerly of William C. Spencer, now or formerly Pantall Hotel, Inc., and M. Henry; bounded on the West by Pine Alley; fronting 150 feet, more or less, on Mahoning Street; and extending southerly an equal width a distance of 161 feet, more or less; said premises being what are known as the Pantall Hotel and Land Buildings, situate on the Southwest corner of the intersection of East Mahoning Street and South Jefferson Street, in the aforesaid Borough.

Further identified in the Jefferson County Tax Assessment Office as Parcel No. 24-001-1205.

BEING the same premises conveyed from Jefferson County Industrial Development Authority, an instrumentality of the Commonwealth of Pennsylvania, and a public body corporate and politic with its principal office within the Borough of Brookville, Jefferson County, Pennsylvania, to Pantall Hotel, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, by Deed dated June 4, 1991, and recorded in the Recorder's Office of Jefferson County, Pennsylvania, in Record Book 547, at Page 740.

AND BEING the same premises conveyed from Pantall Hotel, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, by Deed dated August 27, 2009, and recorded in the Recorder's Office of Jefferson County, Pennsylvania, in Record Book 531, at Page 0425.

**SECOND PIECE: BOUNDED** on the North by Lot #51 (Pantall Hotel Property); On the East by Jefferson Street; On the South by Union Street; and on the West by lot, now or formerly of W. I. Henry. FRONTING one hundred six (106) feet on Jefferson Street and extending in a Westerly direction an equal width, one hundred (100) feet to lands, now or formerly of W. I. Henry.

Further identified in the Jefferson County Tax Assessment Office as Parcel No. 24-001-1203.

BEING the same premises conveyed from William H. Spencer and Jane A. Spencer, his wife; Richard H. Spencer, single; and Olive L. Spencer and Harlen F. Spencer, her husband, to Pantall Hotel, Inc., a Pennsylvania Corporation, by Deed dated January 17, 1972, and recorded in the Recorder's Office of Jefferson County, in Record Book 405, at Page 662.

AND BEING the same premises conveyed from Pantall Hotel, Inc., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, by Deed dated August 27, 2009, and recorded in the Recorder's Office of Jefferson County, Pennsylvania, in Record book 531, at Page 0425.

IMPROVEMENTS consist of a commercial dwelling.

SOLD as the property of Pantall Hospitality Group, LLC

ATTORNEY: Joseph H. Ellermeier, Esquire

Seized and taken into execution in mortgage foreclosure to be sold as the property of Pantall Hospitality Group, LLC, in suit of Influential Partners, LLC (918 CD 2019) and Influential Partners, LLC, assignee of Fred J. Hanania (1107 CD 2012) as consolidated to insure sale is relative to the first mortgage encumbering said property.

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 Plaintiff:  
Joseph H. Ellermeier, Esquire  
Achille Law, P.C.  
379 Main Street  
Brookville, PA 15825

**CARL J. GOTWALD, SR., Sheriff  
JEFFERSON COUNTY, PENNSYLVANIA**