



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

SMITH, JACK C., a/k/a Jack
Late of Rose Township
CO-EXECUTORS: EDDIE L. SMITH
AND DEAN W. SMITH
ATTORNEY: JOHN C. DENNISON
Gordon and Dennison
293 Main St.
Brookville, PA 15825

SECOND PUBLICATION

STEPANIAN, MONA, dec'd.
Late of Punxsutawney Borough
ADMINISTRATOR: RIVER
COMMUNITIES FIDUCIARY
ATTORNEY: TAMARA A. SIEGERT
911 Washington Avenue
Carnegie, PA 15106

BURLEY, FLOYD C., JR., dec'd.
Late of Falls Creek Borough
EXECUTOR: DAVID A. BURLEY
ATTORNEY: ROSS F. FERRARO
690 Main St.
Brockway, PA 15824

**RHODES, EDWARD D., a/k/a EDWARD
DEVERE RHODES, dec'd.**
Late of Knox Township
EXECUTRIX: CATHY R. KEEFER,
a/k/a CATHY RHODES KEEFER
ATTORNEY: TERRY R. HEETER
Marianne Professional Center
P.O. Box Box 700
Clarion, PA 16214

LIMRICK, ROBERT, a/k/a ROBERT D., dec'd.
Late of Gaskill Township
EXECUTOR: CRAIG M. LIMRICK
ATTORNEY: MATTHEW R. ZWICK
171 Beaver Dr.
P.O. Box 1127
DuBois, PA 15801

TYGER, KAREN, a/k/a KAREN S. dec'd.
Late of Punxsutawney Borough
EXECUTOR: DANIEL V. WILLIARD
ATTORNEY: JAY LUNDY
219 E. Union St.
P.O. Box 74
Punxsutawney, PA 15767

GOMOLA, KATHY MARLENE, dec'd.
Late of Gaskill Township
CO-ADMINISTRATORS: THOMAS
GOMOLA, JR., AND JENNIFER
LLOYD
ATTORNEY: AUTUMN NICHOL
P.O. Box 660
Punxsutawney, PA 15767

THIRD PUBLICATION

**BOOSER, HOWARD G., a/k/a HOWARD
GERALD, dec'd.**
Late of Brookville Borough
EXECUTOR: MARK S. BOOSER
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

BARR, DORA M., a/k/a DORA MAE, dec'd.
Late of Gaskill Township
EXECUTRIX: SANDRA JEAN
BRIDGE
ATTORNEY: JAY LUNDY
219 E. Union St.
P.O. Box 74
Punxsutawney, PA 15767

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, October 29, 2018, at 2:00 p.m.

Diane Maihle Kiehl, Register of Wills and Clerk of the Courts of Common Pleas, Orphans' Court Division.

FIRST PUBLICATION

JANET E. MURPHY, dec'd.

EXECUTOR: ERIC J. ZENTS
37 Richards St.
Brookville, PA 15825

ERIC S. WAITE, dec'd.

EXECUTRIX: LISA D. WAITE
163 West Main St.
Dayton, PA 16222

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, October 19, 2018, at 10:00 A.M.

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Writ of Execution No. 896-2017. PENNSYLVANIA HOUSING FINANCE AGENCY VS. THOMAS SISK. Situate in the Borough of Timblin, Jefferson County, Commonwealth of PA. HET a dwg k/a 96 Church Street, Timblin, PA 15788. Parcel ID 36-002-0414 & 36-002-0404. Deed Book/Page: 760/705. Judgment Amount: \$79,127.54. Attorneys for Plaintiff: Vitti Law Group.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by October 29, 2018, 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

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, October 19, 2018, at 10:30 A.M.

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell: By virtue of a Writ of Execution No. 534-2017. Freedom Mortgage Corporation v. Nathan C. Rodgers & Courtney B. Rodgers, owners of property situate in the WINSLOW TOWNSHIP, JEFFERSON County, Pennsylvania, being 32 Larkspur Lane, Falls Creek, PA 158401608. Parcel No. 40-369-0202. Improvements thereon: RESIDENTIAL DWELLING. Judgment Amount: \$143,538.40. Attorneys for Plaintiff: Phelan Hallinan Diamond Jones.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by October 29, 2018, 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

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, October 19, 2018, at 11:00 A.M.

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Writ of Execution No. 910-2016 C.D. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION VS. TIMOTHY A. SMITH. ALL that certain piece, parcel or lot of land situate, lying and being in SNYDER TOWNSHIP, Jefferson County, Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the center of Township Road T-560, said point being the Northwest corner of Lot No. 3 and the Northeast corner of Lot No. 4; thence South 15 degrees 55' East along Lot No. 3, a distance of 256.3 feet to the Southwest corner of Lot No. 3; thence South 78 degrees 15' West, a distance of 92.0 feet to a point; thence North 32 degrees 16' West along Lot No. 5, a distance of 244.9 feet to the center of Township Road T-560; thence North 68 degrees 57' East along the center of Township Road T-560, a distance of 161.2 feet to a point, the place of beginning. CONTAINING 0.715 acre and being Lot No. 4 in the Valley Acres Development situated in Snyder Township. BEING THE SAME PREMISES which Dorothy A. Anthony, unmarried, by Deed dated 1/5/2012 and recorded 1/19/2012 in the Office of the Recorder of Deeds in and for the County of Jefferson, in Deed Book 605, Page 190, granted and conveyed unto Timothy A. Smith, in fee. EXCEPTING AND RESERVING all exceptions and reservations as per prior Deeds. Jefferson County Map/Parcel No. 33-228-0111E. Street Address: 1850 Galusha Road, Brockway, PA 15824. Judgment Amt. \$125,473.80. Attorneys for Plaintiff: Shapiro & DeNardo.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by October 29, 2018, 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

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, October 19, 2018, at 11:30 A.M.

in the Office of the said Sheriff in the Court House, Brookville, Pennsylvania, sell:

By virtue of a Writ of Execution No. 503-2018 CD. The Bank of New York Mellon f/k/a The Bank of New York as Trustee For CWABS, Inc., Asset-Backed Certificates, Series 2002-3 vs. Mary Kerr a/k/a Mary J. Kerr. ALL that certain piece, parcel and 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 North line of North Penn Street; thence North along alley 150 feet to post corner on Lemon Alley; thence East 50 feet along Lemon Alley to a post corner on lot 39½; thence South along line of Lot No. 39½ to a post corner of North Penn Street; thence West along North Penn Street 50 feet to a post, the place of beginning. Containing 7,500 square feet, known as Lot N. 39¼ in John G. Jenks plot of lots in the Borough of Punxsutawney. BEING PARCEL #21-002-1302. BEING known for informational purposes only as 522 North Penn Street, Punxsutawney, PA. BEING THE SAME PREMISES conveyed to Mary Kerr, by deed of Audrey Carol Beatty, widow, dated March 31, 2003, and recorded in Jefferson County Record Book 257, page 795, Instrument 2003-002171 on April 1, 2003. Judgment Amount: \$84,995.91. Attorneys for Plaintiff: Shapiro & DeNardo.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by October 29, 2018, 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

**IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA
(CIVIL DIVISION)
DECLARATORY JUDGMENT ACTION NOTICE**

TO: DEBRA S. THORN, BRIANNA R. THORN, HOPE GAS, and SHERRY L. HUFFMAN, their heirs, devisees, administrators, executors, successors or assigns and all other person, persons, firms, partnerships or corporate entities in interest.

You are hereby notified that an action for declaratory judgment to the oil, gas, minerals and subsurface materials and rights beneath the premises situate, lying and being in Winslow Township, Jefferson County, Pennsylvania has been commenced against you. The land above the oil, gas, minerals, and subsurface materials and rights is identified as:

Parcel 1 - 14.1 acres, more or less, and being designated as Jefferson County Tax Parcel Number 40-408-149.

Parcel 2 - 16.14 acres, more or less, and being designated as Jefferson County Tax Parcel Number 40-002-0313.

Parcel 3 - 54.7 acres, more or less, and being designated as Jefferson County Tax Parcel Number 40-408-0141.

Parcel 4 - 10.5 acres, more or less, and being designated as Jefferson County Tax Parcel Number 40-002-0314.

You have been sued in court. The purpose of this declaratory judgment action is to extinguish any right or equity the Defendants above named and their successors or assigns may have in the property described above. The Plaintiffs in this action, after a diligent search, have been unable to locate the Defendants or their successors or assigns.

Whereupon the Court Ordered that notice of said action be served on the Defendants and their successors and assigns by publication.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY TO FILE YOUR DEFENSE OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFFS. 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Jefferson County Courthouse
200 Main Street
Brookville, PA 15825
(814) 849-1631

David J. Hopkins, Esquire
Attorney for Plaintiffs
100 Meadows Lane, Suite 5
Dubois PA, 15801
(814) 375-0300