



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

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

SECOND 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

THIRD PUBLICATION

BURDETT, ROBERT A., dec'd
Late of Punxsutawney Borough
ADMINISTRATOR: JENNIFER L.
BURDETT
ATTORNEY: AMY J. MORRIS
Professional Building
200 S. Findley St.
Punxsutawney, PA 15767

**DEMPSEY, JUDITH IRENE, a/k/a JUDITH I,
a/k/a JUDITH I. MARTIN, dec'd**
Late of Pinecreek Township
ADMINISTRATOR: MICHAEL W. KERNER
ATTORNEY: JEFFREY M. GORDON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

**FARCUS, JOHN M., a/k/a JOHN MICHAEL,
dec'd**
Late of Oliver Township
ADMINISTRATOR: JOHN F. FARCUS
ATTORNEY: AMY J. MORRIS
Professional Building
200 S. Findley St.
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, 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.

FIRST PUBLICATION

BARBARA C. AIKMAN TRUST, dec'd

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

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

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