



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

SMITH, JACK T., dec'd.

Late of Washington Township
CO-EXECUTRIXES: CORA A.
SMITH, HELEN L. NEWMAN &
MARGARET L. PONCHEL
ATTORNEY: EMILY E. DIEDERICH
125 Technology Drive
Suite 202
Bailey Center I South Pointe
Canonsburg, PA 15317

SMITH, ADALINE D. aka ADALINE SMITH,
dec'd.

Late of Union Township
CO-EXECUTORS: DOROTHY
RENNINGER & ROBERT V. SMITH
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

**SYPHRIT, EDWARD R. JR. aka EDWARD
RUSSELL SYPHRIT JR.**, dec'd.

Late of Pinecreek Township
EXECUTRIX: LINDA J. BOLLINGER
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

BRUSH, DONNA H., dec'd.

Late of Brookville Borough
CO-EXECUTORS: JAMES R.
BRUSH, L. SCOTT BRUSH & JOHN
A. BRUSH
ATTORNEY: R. EDWARD
FERRARO
690 Main Street
Brockway, PA 15824

SECOND PUBLICATION

SLAGLE, SHARON L., dec'd.

Late of Warsaw Township
ADMINISTRATOR: LENNY D.
SLAGLE
ATTORNEY: JOHN C. DENNISON
293 Main Street
Brookville, PA 15825

THIRD PUBLICATION

KNAPP, MARLIN KENNETH, dec'd.

Late of Warsaw Township
ADMINISTRATRIX: DIANNA L.
KNAPP
ATTORNEY: PAULA M. CHERRY
P.O. Box 505
DuBois, PA 15801

DAVIS, LUCILLE, dec'd.

Late of Brockway Borough
EXECUTRIX: MARJORIE D.
STATLER
ATTORNEY: R. EDWARD
FERRARO
690 Main Street
Brockway, PA 15824

BILLETTE ROLLAND J., dec'd.

Late of Warsaw Township
ADMINISTRATRIX: LILY R.
GILBERT
ATTORNEY: JEFFREY M.
GORDON
152 Jefferson Street
Brookville, PA 15825

TRAUGER, ESTHER K., dec'd.

Late of Snyder Township
EXECUTRIX: WENDY L. MAULFAIR
ATTORNEY: GERALD J. BRINSER
6 East Main Street
P.O. Box 323
Palmyra, PA 17078

DAVIS, KAREN L., dec'd.

Late of Bell Township
EXECUTOR: KEVIN C. DAVIS
ATTORNEY: AMY J. MORRIS
200 South Findley Street
Punxsutawney, PA 15767

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, SEPTEMBER 6, 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 Borough of Punxsutawney, Jefferson County, Pennsylvania and being known as 315 E. Mahoning Street, Punxsutawney, PA 15767.

COMMERCIAL – HOTEL JUDGMENT AMOUNT: \$692,500.00.

Said real property is located on Jefferson County Assessment Maps as
No. 24-001-1205.

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 Fred J. Hanania against Pantall Hospitality Group, LLC at No. 1107 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 September 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: Aug. 15, 22, 29

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, SEPTEMBER 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 TIMBLIN BOROUGH, Jefferson County, Pennsylvania and being known as 35 Shaffer Lane, Timblin, PA 15778.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as
Nos. 36-002-0520, 36-002-0521 and 36-002-0524 A.

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 Frank A. Laborde, Jr. and Rikki J. Laborde at No. 212 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 September 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: Aug 22, Aug 29, Sept 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, SEPTEMBER 13, 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 the Township of Washington, Jefferson County, Pennsylvania and being known as 3489 Westville Road, a/k/a R.R. 1 Box, 937, Brockway, PA 15824.

Improvements Thereon: RESIDENTIAL DWELLING.

Said real property is located on Jefferson County Assessment Maps as
Nos. 39-268-0126 and 39-268-0126.1.

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 Encore Fund Trust against William I. Cribbs at No. 451 C.D. 2010.

All parties in interest and claimants are further notified that a Schedule of Proposed Distribution will be filed by the Sheriff by September 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: Aug. 22, 29, & Sept. 5

NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 350 Western Avenue, Brookville, PA 15825-1527 being more fully described at Jefferson County Deed Book Volume 551, Page 497.

SAID SALE to be held at the JEFFERSON COUNTY SHERIFF'S OFFICE, 200 MAIN STREET, BROOKVILLE, PA 15825 at 10:00 a.m. prevailing, standard time, on SEPTEMBER 9, 2013.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 06-015-1405 recorded in Jefferson County, Pennsylvania. Seized and taken in execution as the property of Michael Brent Ion and Jennifer J. Ion at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:12-cv-01318. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

4t's: Aug 15, 22, 29 & Sept. 5

NOTICE

McCABE, WEISBERG AND CONWAY, P.C.

Attorneys for Plaintiff

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496
MARC S. WEISBERG, ESQUIRE - ID # 17616
EDWARD D. CONWAY, ESQUIRE - ID # 34687
MARGARET GAIRO, ESQUIRE - ID # 34419
ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009
HEIDI R. SPIVAK, ESQUIRE - ID # 74770
MARISA J. COHEN, ESQUIRE - ID # 87830
CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480
BRIAN T. LAMANNA, ESQUIRE - ID # 310321
ANN E. SWARTZ, ESQUIRE - ID # 201926
JOSEPH F. RIGA, ESQUIRE - ID # 57716
JOSEPH I. FOLEY, ESQUIRE - ID # 314675
CELINE P. DERKRIKORIAN, ESQUIRE - ID # 313673

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank

National Association as Trustee for certificateholders of EMC Mortgage Loan Trust 2006-A, Mortgage

Plaintiff

v.

Alexis Odo aka Alexa Kocher Known Surviving Heir of Clyde Kocher, Deceased Mortgagor and Real Owner, Andrea Kocher Known Surviving Heirs of Clyde Kocher, Deceased Mortgagor and Real Owner, Cory Kocher Known Surviving Heir of Clyde Kocher, Deceased Mortgagor and Real Owner, Jackie Carrell Known Surviving Heir of Clyde Kocher, Deceased Mortgagor and Real Owner, Patricia Denochick Known Surviving Heir of Clyde Kocher, Deceased Mortgagor and Real Owner, All Unknown Surviving Heirs of Clyde Kocher, Deceased Mortgagor and Real Owner and Clyde Kocher

Defendants

Jefferson County

Court of Common Pleas

Number 549-2013 CD

TO:ALL UNKNOWN SURVIVING HEIRS OF CLYDE KOCHER, DECEASED MORTGAGOR AND REAL OWNER AND CLYDE KOCHER

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE:67 JENKS STREET, BROOKVILLE, PENNSYLVANIA 15825

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses 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 Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Laurel Legal Services, Inc.
201 Main Street
Brookville, Pennsylvania 15825
814-849-3044