

July 1, 2021

NO. 26

# 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	

Mary L. Pothoven	Vice President
Ross F. Ferraro	Sec./Tres.

### **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

BORTLE, JUNE DENNIS, dec'd Late of Brockway Borough EXECUTOR: JAMES VINCENT BORTLE ATTORNEY: EDWARD R. FERRARO 690 Main St. Brockway, PA 15824

SPENCER, DAVID ALAN, a/k/a DAVID A., a/k/a DAVID, dec'd Late of Rose Township A D M IN ISTRATRIX: HEATHER F. SPENCER ATTORNEY: JAY LUNDY P.O. Box 74 219 E. Union St. Punxsutawney, PA 15767

RENNINGER, BRENT PATRIC, a/k/a BRENT P., a/k/a BRENT, dec'd Late of Brookville Borough ADMINISTRATRIX: GAYLENE F.

RENNINGER ATTORNEY: RICHARD A. WILSON ODY & WILSON PC 222 Penn St. Huntingdon, PA 16652

## SECOND PUBLICATION

SMITH, JEFFERY R., a/k/a JEFF, dec'd Late of Brookville Borough ADMINISTRATRIX: PATRICIA L. LONG ATTORNEY: JAMES D. DENNISON DENNISON LAW OFFICES PC. 395 Main St. Suite A Brookville, PA 15829

BUFFINGTON, KENNETH J., a/k/a KENNETH JOHN, dec'd Late of Bell Township CO-ADMINISTRATORS: AIMEE BUFFINGTON & KYLE BUFFINGTON ATTORNEY: AMY J. MORRIS Professional Building

200 S. Findley St. Punxsutawney, PA 15767

SHEMA, WILLIAM JOHN, a/k/a WILLIAM J., dec'd Late of Young Township EXECUTRIX: SONYA L. BARNETT ATTORNEY: JAMIE C. STELLO 103 N. Gilpin St. Punxsutawney, PA 15767

## THIRD PUBLICATION MANCINI, WILMA I., dec'd

Late of Brockway Borough EXECUTRIX: GENEVIEVE M. RISHEL ATTORNEY: EDWARD R. FERRARO 690 Main St. Brockway, PA 15824

WILLIAMS, NOLA J., a/k/a NOLA J. WILLIAMS BUSH, dec'd Late of Warsaw Township CO-EXECUTORS: JOHN F. WILLIAMS & CINDY D. CARNAHAN ATTORNEY: JOHN C. DENNISON GORDON & DENNISON 293 Main St. Brookville, PA 15829

## PIFER, AVANELL JANETTE, a/k/a AVANELL

J., dec'd Late of Henderson Township EXECUTOR: MAX E. PIFER, JR. ATTORNEY: MARY L. POTHOVEN P.O. Box 338 531 Jackson St. Reynoldsville, PA 15851

### FITSGERALD, LOIS J., a/k/a LOIS JOANNE,

dec'd Late of Eldred Township EXECUTRIX: DEBRA L. CRATE ATTORNEY: GREGORY M. BAZYLAK 2 Sylvania St. Brookville, PA 15825

## LEGAL NOTICE

CIVIL ACTION COURT OF COMMON PLEAS JEFFERSON COUNTY, PA CIVIL ACTION-LAW NO. 2021-00165

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

LOANCARE, LLC, Plaintiff

v. ELISA RENE HARTLE, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF CAROLYN SPRAGUE A/K/A CAROLYN E. SPRAGUE; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN SPRAGUE A/K/A CAROLYN E. SPRAGUE Defendant(s), 19 CHERRY ST BROOKVILLE, PA 15825

COMPLAINT IN MORTGAGE FORECLOSURE You are hereby notified that Plaintiff, LOANCARE, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of JEFFERSON County, PA docketed to No. 2021-00165, seeking to foreclose the mortgage secured on your property located, 19 CHERRY ST BROOKVILLE, PA 15825.

NOTICE YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. 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, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

> Laurel Legal Services, Inc 231 W. Main Street Clarion, PA 15825 Robertson, Anschutz, Schneid, Crane & Partners, PLLC ATTORNEY'S FOR PLAINTIFF Jenine Davey, Esq. ID No. 87077 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906D PROPERT

## QUIET TITLE NOTICE

IN THE COURT OF COMMON PLEAS JEFFERSON COUNTY, PENNSYLVANIA CIVIL DIVISION

Daniel C. Troyer and Fannie W. Troyer, Mahlon D. Troyer and Fannie 0. Troyer, William D. Troyer and Ada A. Troyer, and Albert D. Troyer and Elva A. Troyer, Plaintiffs V. ACTION TO QUIET TITLE JAMES CALVERT and KATE SEARLES (KATE SEARLS), their heirs, successors, executors, administrators, devisees, assigns, and all other persons, firms, partnerships, or corporate entities in interest, Defendants

## NOTICE TO:

JAMES CALVERT and KATE SEARLES (KATE SEARLS), and their heirs, successors, administrators, executors, devisees, and assigns and all other person(s), firms, partnerships, corporate entities in interest or their legal representatives:

1. Take notice you have been named as defendants in a civil action instituted by Plaintiffs against you in this court. Plaintiffs alleges they are owners in fee simple of that certain piece, parcel or tract of land situate, lying and being in Winslow Township, Jefferson County, Pennsylvania, more fully bounded and described as follows:

BOUNDED on the North by lands now or formerly of Melvin Yohe; bounded on the East by lands now or formerly of John D. McAninch, et. al.; bounded on the South by lands now or formerly of Ralph Babarsky; bounded on the West by Township Road T-610. CONTAINING 0.52 acre, more or less.

The above-described tract of land is designated as Parcel Number 40-409-0112 on the Jefferson County Assessment Maps.

BEING a portion of the same premises conveyed Daniel C. Troyer and Fannie W. Troyer, husband and wife, Mahlon D. Troyer and Fannie 0. Troyer, husband and wife, William D. Troyer and Ada A. Troyer, husband and wife, as well as Albert D. Troyer and Elva A. Troyer, husband and wife, by deed of Misti D. Pittman, a married individual, said deed dated January 25, 2021 and recorded in the Office of the Recorder of Deeds of Jefferson County in Record Book 905, Page 284.

2. Plaintiffs are claiming absolute ownership of saidrealty by virtue of adverse possession and a deed from Misti D. Pittman dated January 25, 2021 and recorded in Jefferson County Record Book 905, Page 284; and they have instituted suit in order to have their interest in the said premises adjudicated and to have you and all named defendants forever barred from asserting any right, lien, title or interest in said premises inconsistent with the interest of the Plaintiffs' claim of title as set forth in the Complaint.

#### NOTICE

If you wish to defend you must enter a written appearance personally or by attorney and file your defenses and 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, 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 231 W. Main Street CLARION, PA 16214 (800)253-9558