



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.

SECOND PUBLICATION

THORDE, CLARA A., dec'd.
Late of Brookville Borough
EXECUTRIX: AMANDA R. SMITH
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

SCHAFFER, DOREEN A., dec'd.
Late of Punxsutawney Borough
ADMINISTRATRIX: JENNIFER L.
BROTHERS
ATTORNEY: DAVID A. GRADY
P.O. Box 220
Reynoldsville, PA 15851

**FILLHART, MARY L, a/k/a MARY LOUISE,
dec'd.**
Late of Reynoldsville Borough
EXECUTRIX: DARLA HETRICK
ATTORNEY: QUERINO R. TORRETTI
P.O. Box 218
600 Main St.
Reynoldsville, PA 15851

**MUMFORD, JOYCE A., a/k/a Joyce Ann,
dec'd.**
Late of Brookway Borough
EXECUTOR: GARY L. MUMFORD
ATTORNEY: JOHN C. DENNISON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

**RHOADES, DONALD, a/k/a DONALD L., a/k/a
DONALD LEROY, dec'd.**
Late of Brookville Borough
EXECUTOR: DAVID W. RHOADES, a/k/a
DAVID WALTER
ATTORNEY: BARBARA J. WELTON
Welton Law
2530 Village Common Dr. Suite B
Erie, PA 16506

WRIGHT, PAMELA PAYTON, dec'd.
Late of Brookville Borough
ADMINISTRATOR: OLIVER DECKON
HEDLEY BUTLER
ATTORNEY: JOHN C. DENNISON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

**SMITH, GERTRUDE M. a/k/a GERTRUDE
MARIE, dec'd.**
Late of Brookville Borough
EXECUTRIX: JACQUELYN SMITH
CARRIER, a/k/a JACQUELYN D.
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

THIRD PUBLICATION

**ANDERSON, PAUL R., a/k/a PAUL R. SR.,
dec'd.**
Late of Washington Township
EXECUTRIX: STEPHANIE A. CRAIG
ATTORNEY: DAVID P. KING
P.O. Box 1016
23 Beaver Dr.
DuBois, PA 15801

**BODENHORN, a/k/a BODENNORN IVA G.,
a/k/a IVA GRACE, dec'd.**
Late of Pinecreek Township
EXECUTOR: RICHARD S.
BODENHORN
ATTORNEY: DAVID A. GRADY
P.O. Box 220
Reynoldsville, PA 15851

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 972-2017 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, FEBRUARY 21, 2020
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 THAT CERTAIN PIECE, PARCEL, LOT OR TRACT OF LAND SITUATE, LYING AND BEING IN BOROUGH OF BROOKVILLE, JEFFERSON COUNTY, PENNSYLVANIA:

Wells Fargo v. Catherine M. Ford
JUDGMENT AMT.: \$121,738.14
PROPERTY ADDRESS: 246 JEFFERSON STREET, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 06-007-0505

Seized and taken into execution to be sold as the property of CATHERINE M FORD in suit of WELLS FARGO BANK, NA.

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

1/23; 1/30; 2/6

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 693-2019

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, FEBRUARY 21, 2020
AT 11:30 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 piece or parcel or Tract of land situate in the Borough of Punxsutawney, Jefferson County, Pennsylvania, and being known as:

THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$93,967.00
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael Flynn AKA Michael P. Flynn and Brenda Flynn AKA Brenda A. Flynn
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
PROPERTY ADDRESS: 909 EAST MAHONING STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 23-002-0728

Seized and taken into execution to be sold as the property of MICHAEL P FLYNN, BRENDA A FLYNN in suit of NAVY 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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

CARL J. GOTWALD, SR., Sheriff
JEFFERSON COUNTY, Pennsylvania

1/23; 1/30; 2/6

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 835-2019

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, FEBRUARY 21, 2020
AT 12:00 O'CLOCK P.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 or parcel of land situate in the SIXTH WARD of the BOROUGH OF PUNXSUTAWNEY, County of Jefferson and State of Pennsylvania
Judgment: \$72,733.13
Owner: John R. Sinclair and Brenda C. Sinclair, husband and wife
PROPERTY ADDRESS: 124 PERRY STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 26-002-0303

Seized and taken into execution to be sold as the property of BRENDA C SINCLAIR, JOHN SINCLAIR in suit of J.P. MORGAN MORTGAGE ACQUISITION CORP., C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC...

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:
RICHARD M. SQUIRE & ASSOCIATES, LLC.
JENKINTOWN, PA

CARL J. GOTWALD, SR., Sheriff
JEFFERSON COUNTY, Pennsylvania

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.

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