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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

Ross F. Ferraro .....President
Scott C. Allen.....Vice President
Nicholas A. Gianvito.....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

REITZ, LINDA G.
Late of Young Township
EXECUTOR: RAQUEL LEIGH McCONAUGHEY
523 Elderberry Hill Rd.
Punxsutawney, PA 15767
ATTORNEY: NONE

HIMES, HAZEL JOY
Late of Knox Township
CO-EXECUTORS: SUSAN LINGENFELTER AND LISA K. PENMAN
ATTORNEY: NICHOLAS GIANVITO
PO Box 574
314 W. Mahoning St.
Punxsutawney, PA 15767

LUNDY, JEREMY JOSEPH
Late of Reynoldsville Borough
ADMINISTRATOR: JEANETTE M. MULHOLLAN
3340 Church St.
Reynoldsville, PA 15851
ATTORNEY: NONE

BARNETT, HOWARD J. a/k/a HOWARD JAY
Late of Young Township
ADMINSTRATOR: NICHOLAS SHIOCK
ATTORNEY: NICHOLAS GIANVITO
PO Box 574
314 W. Mahoning St.
Punxsutawney, PA 15767

HILL, JEFFREY L. a/k/a JEFFREY LYNN
Late of Washington Township
ADMINISTRATOR: ROBERTA J. HILL
ATTORNEY: WESLEY T. LONG
Long & Long, LLC
305 West Pittsburgh St.
Greensburg, PA 15601

SECOND PUBLICATION

BROWN, LUCILLE A. a/k/a LUCILLE ARNELL
Late of McCalmont Township
EXECUTOR: STEVEN W. BROWN
ATTORNEY: QUERINO R. TORRETTI
PO Box 218
600 Main St.
Reynoldsville, PA 15851

SPRYSZAK, LINDA J.
Late of Falls Creek Borough
ADMINISTRATOR: DANA M. VANCE
ATTORNEY: ROSS F. FERRARO
690 Main St.
Brockway, PA 15824

GRYZBEK, JOSEPH J. JR. a/k/a JOSEPH J.
Late of Snyder Township
EXECUTOR: JESSICA D. GRYZBEK
ATTORNEY: GREGORY M. KRUK
690 Main St.
Brockway, PA 15824

THIRD PUBLICATION

VANYO, NORBERT J. a/k/a NORBERT
Late of McCalmont Township
ADMINISTRATOR: RICHARD J. VANYO
ATTORNEY: JAY LUNDY
219 East Union St.
PO Box 74
Punxsutawney, PA 15767

FINCH, BARBARA KAYE a/k/a BARBARA KAYE WEAVER FINCH
Late of Brookville Borough
CO-EXECUTORS: ANDREW M. HOGUE AND DANIELLE C. M. WEAVER a/k/a DANIELLE C. M. WEBB
ATTORNEY: TERRY R. HEETER
Marianne Professional Center
PO Box 700
Clarion, PA 16214

REED, RICHARD VALENTINE a/k/a RICHARD V.
Late of Snyder Township
EXECUTOR: SCOTT PATRICK REED
ATTORNEY: FABIO D. FORTUNATO
1217 E. DuBois Ave,
PO Box 540
DuBois, PA 15801

REITER, RONALD E. a/k/a RONALD EDWARD
Late of Young Township
EXECUTOR: CYNTHIA ANNE REITER
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

LEGAL NOTICE

JEFFERSON COUNTY BAR ASSOCIATION
JUDGE SNYDER LAW SCHOOL
SCHOLARSHIPS

NOTICE IS HEREBY GIVEN that the Jefferson County Bar Association is again offering the Honorable Edwin L. Snyder Legal Scholarships, noncompetitive scholarships to eligible Jefferson County residents who are attending either their second or third year of law school during the 2026-2027 school year.

Any interested student should notify the Bar Association by providing his or her name, home address (Jefferson County), and local telephone number directly to the Editor, Jefferson County Legal Journal, 395 Main Street, Suite A, Brookville, PA 15825 no later than October 2, 2026. In addition, each student must have his or her law school provide written verification to the Editor at the same address that the law student is a second or third-year student in good standing at their institution.

Heidi Ulrich Dennison, Esquire
Editor, *Jefferson County Legal Journal*

FICTITIOUS NAME NOTICE

Notice is hereby given that an application for registration of the fictitious name **Velvet Hollow Books**, with its principal place of business at **87 E Main St, Brookville, PA 15825**, was filed with the Pennsylvania Department of State under 54 Pa.C.S. The individual party to the registration is **Tamara L. Smith, 87 E Main St, Brookville, PA 15825.**

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 265-2026 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, OCTOBER 16, 2026
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: $45,720.77
PROPERTY ADDRESS: 535 PINE HILLS ROAD, REYNOLDSVILLE, PA 15851
UPI / TAX PARCEL NUMBER: 40-388-0126 23
Seized and taken into execution to be sold as the property of GARY BASINGER in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1,.
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

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

9/17; 9/24; 10/1

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 419-2026 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, OCTOBER 16, 2026
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.

* *

Tax ID No. 32-001-0414
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: $97,070.81
PROPERTY ADDRESS: 529 BELGIUMTOWN ROAD, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 32-001-0414
Seized and taken into execution to be sold as the property of SAMANTHA DAWN RAMSEY, CHRIS ANN RAMSEY, OCCUPANTS in suit of FREEDOM MORTGAGE CORPORATION.
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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

9/17; 9/24; 10/1

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 245-2026 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, OCTOBER 16, 2026
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.

* *

Improvements thereon consist of a residential dwelling.
Judgment Amount: $41,037.90
PROPERTY ADDRESS: 124 WITHEROW STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 03-001-0804-A
Seized and taken into execution to be sold as the property of ARTHUR L WINTERS A/K/A ART WINTERS, KELLY WINTERS, A/K/A KELLY A. WINTERS in suit of U.S. BANK NATIONAL ASSOCIATION, ET AL..
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

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

9/17; 9/24; 10/1