



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

LONDON, MARY ELIZABETH, a/k/a MARY E., dec'd
Late of Punxsutawney Borough
EXECUTOR: DANIEL J. BURKETT
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

PIEKIELEK, SHIRELY A., dec'd
Late of Young Township
EXECUTOR: DANIEL J. PIEKIELEK
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

THIRD PUBLICATION

RUFFNER, PHILLIP A., dec'd
Late of Rose Township
CO-EXECUTORS: CYNTHIA KAY ZIDEK &
STAN A. RUFFNER
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

MILLER, GEORGE M., a/k/a GEORGE, dec'd
Late of Brockway Borough
EXECUTOR: LOIS H. MILLER
ATTORNEY: EDWARD R. FERRARO
690 Main St.
Brockway, PA 15824

BROSIUS, MELISSA JANE, dec'd
Late of Pinecreek Township
EXECUTOR: DONALD E. SHAFFER
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 21, 2021 for Zoom And Groom Pet Grooming at 17688 Rt. 36, Punxsutawney, PA 15767. The name and address of each individual interested in the business is Jesse Kotula at 17688 Rt. 36, Punxsutawney, PA 15767. This was filed in accordance with 54 PaC.S. 311.417

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 027-2021 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 15, 2021
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 or lot of land situate, lying and being in the Third Ward of the Borough of Punxsutawney, Jefferson County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the West side of Ashland Avenue and the South line of lot of Thomas E. Wilson; thence West along the land of Thomas E. Wilson a distance of 150 feet to a post on Maple Alley; thence South along the East line of Maple Alley, a distance of 50 feet to a post on line of lot formerly of William Ifert, now R. Patterson; thence East along land of R. Patterson a distance of 150 feet to a post on the West line of Ashland Avenue a distance of 50 feet to a post, the place of beginning; CONTAINING 7,500 square feet.

BEING THE SAME PREMISES which was conveyed to Arthur L. Winters and Kelly A. Winters, husband and wife, as tenants by the entirety, by deed from Donald E. Heirznerater and Joy L. Heitzenrater, husband and wife, dated January 4, 1993, recorded January 7, 1993 in the Jefferson County Clerk's/Register's Office in Deed Book 559, Page 212, Instrument #0089.

Judgment Amt.: \$39,694.91
PROPERTY ADDRESS: 311 ASHLAND AVENUE, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 23-002-0708

Seized and taken into execution to be sold as the property of ARTHUR L WINTERS, KELLY WINTERS in suit of U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

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:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ

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

9/16; 9/23, 9/30

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 700-2020 C.D.

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 15, 2021
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.

JUDGMENT AMT.: \$72,203.28
PROPERTY ADDRESS: 410 GRAFFIUS AVENUE, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 22-003-0200

Seized and taken into execution to be sold as the property of CHARLES INMAN in suit of HOME LOAN INVESTMENT 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:
ASTOR, WEISS, KAPLAN & MANDEL, LLP
PHILADELPHIA, PA

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

9/16; 9/23; 9/30

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 853-2020 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 15, 2021
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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SECOND WARD OF THE BOROUGH OF REYNOLDSVILLE, JEFFERSON COUNTY, PENNSYLVANIA:

JUDGMENT AMT.: \$63,448.08
IMPROVEMENTS: RESIDENTIAL PROPERTY
PROPERTY ADDRESS: 836 JACKSON STREET, REYNOLDSVILLE, PA 15851
UPI / TAX PARCEL NUMBER: 27-002-0724

Seized and taken into execution to be sold as the property of JODEE M SLIMA, DAVID M SLIMA in suit of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2017-8 MORTGAGE-BACKED NOTES, SERIES 2017-8.

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:
RAS CITRON LAW OFFICES
FAIRFIELD, NJ

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

9/16; 9/23; 9/30