



# 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

**CAMPBELL, JOYCE ANN, a/k/a JOYCE, a/k/a JOYCE BUTLER, dec'd**  
Late of Big Run Borough  
ADMINISTRATOR: RODGER LEE CAMPBELL  
ATTORNEY: JAMIE C. STELLO  
103 N. Gilpin St.  
Punxsutawney, PA 15767

### ESPOSITO, GERALDINE M., dec'd

Late of Snyder Township  
CO-EXECUTORS: CHERYL M. TAMBURLIN AND DENISE E. CARLINI  
ATTORNEY: DAVID P. KING  
P.O. BOX 1016  
23 Beaver Dr.  
DuBois, PA 15801

### SHOEMAKER, MERLE W., a/k/a M. WESLEY, a/k/a MERLE WESLEY, dec'd

Late of Falls Creek Borough  
EXECUTOR: ROBERT JAMES YOUNG, JR.  
ATTORNEY: JOHN P. URBAN  
513 Allegheny St.  
Hollidaysburg, PA 16648

### LANTZ, JUDY, dec'd

Late of Punxsutawney Borough  
ADMINISTRATOR: RICHARD GARY LANTZ  
ATTORNEY: JAY LUNDY  
219 E. Union St.  
P.O. Box 74  
Punxsutawney, PA 15767

### SECOND PUBLICATION

**REITZIE, PATSY ANTHONY, dec'd**  
Late of Brockway Borough  
ADMINISTRATOR: GERALDINE REITZIE YARNALL  
ATTORNEY: R. EDWARD FERRARO  
690 Main St.  
Brockway, PA 15824

### GOHEEN, DEBRA K., a/k/a DEBRA KAYE, dec'd

Late of Union Township  
EXECUTOR: GARRETT GOHEEN  
ATTORNEY: SCOTT C. ALLEN  
323 Main St.  
Brookville, PA 15825

### THIRD PUBLICATION

**STERRETT, JAMES H., JR., dec'd**  
Late of Washington Township  
CO-EXECUTORS: JOHN C. DENNISON, II  
293 Main St.  
Brookville, PA 15825  
AND  
JAMES D. DENNISON  
395 Main St.  
Suite A  
Brookville, PA 15825  
ATTORNEY: NONE

**CHANGE OF NAME NOTICE**

Notice is hereby given that on the 22nd day of July, 2024, the Petition for Change of Name of Mary Aubry-Dale Courcy was filed in the Court of Common Pleas of Jefferson County, Pennsylvania, at No. 518-2024, praying for a decree to change his/her name to Mary Aubry Welsh. The Court has fixed the 1st day of October, 2024, at 11:00 a.m., at the Jefferson County Courthouse, 200 Main Street, Brookville, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 037-2024 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, SEPTEMBER 13, 2024**  
**AT 9:30 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.

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Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$168,904.96  
PROPERTY ADDRESS: 176 PANSY RINGGOLD ROAD, RINGGOLD, PA 15770  
UPI / TAX PARCEL NUMBER: 31-001-0209

Seized and taken into execution to be sold as the property of TIFFANY ANTHONY, OCCUPANTS in suit of AMERIHOM MORTGAGE COMPANY, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, mor 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**

8/15; 8/22; 8/29

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**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 110-2024 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, SEPTEMBER 13, 2024**  
**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.

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ALL those certain lots of land situated in Brookville Borough, Jefferson County, Pennsylvania, bounded and described as follows:

Lot Number 1:

BOUNDED on the North by Rebecca Street, formerly known as Sherman Street; bounded on the East by Federal Street; bounded on the South by lands formerly of Hastings Estate, now by lot hereinafter described; and bounded on the West by an unnamed alley.

Map #06-014-0708

Lot Number 2:

CONTAINING 25,344 square feet, more or less, and being known as Lot Numbers 6, 7 and 8 in the Hastings Addition to the Borough of Brookville.

Map #06-014-0709

JUDGMENT AMT \$61,252.21

PROPERTY ADDRESS: 20 FEDERAL STREET, BROOKVILLE, PA 15825

UPI / TAX PARCEL NUMBER: 06-014-0708 & 06-014-0709

Seized and taken into execution to be sold as the property of DANNY J TRAYER in suit of LAKEVIEW LOAN SERVICING, LLC C/O FLAGSTAR BANK, N.A..

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:**  
POWERS KIRN, LLC  
TREVOST, PA 215-942-2090

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

8/15; 8/22; 8/29

**SHERIFF'S SALE**

**By Virtue of a Writ of Execution  
(Mortgage Foreclosure)  
No. 806-2023 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, SEPTEMBER 13, 2024**  
**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.

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ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN HENDERSON TOWNSHIP, JEFFERSON COUNTY, PENNSYLVANIA

JUDGMENT AMT.: \$76,784.32

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 775 BIG RUN PRESCOTTVILLE ROAD, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 13-508-0114 A

Seized and taken into execution to be sold as the property of JAMES LEE HUMBLE in suit of LAKEVIEW LOAN SERVICING, 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:**  
RAS CITRON LAW OFFICES  
FAIRFIELD, NJ

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

8/15; 8/22; 8/29

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**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 337-2024 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, SEPTEMBER 13, 2024**  
**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.

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ALL THAT CERTAIN lot of land situate in Borough of Timblin, County of Jefferson and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of FRANK A. LABORDE JR. and RIKKI J. LABORDE

JUDGMENT: \$33,897.30

PROPERTY ADDRESS: 35 SHAFFER LANE, TIMBLIN, PA 15778

UPI / TAX PARCEL NUMBER: 36-002-0520, 36-002-0521, 36-002-0524-A

Seized and taken into execution to be sold as the property of FRANK A LABORDE, JR, RIKKI J LABORDE, FRANK A. AND RICKKI LABORDE in suit of PENNYMAC LOAN 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:**  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

8/15; 8/22; 8/29