



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

MATSON, JOAN K., dec'd
Late of Brookville Borough
CO-EXECUTORS: LISA G. GOODRICK,
LEAH G. MAGAGNOTTI AND MARY A.
MATSON
ATTORNEY: JAMES D. DENNISON
DENNISON LAW OFFICES, P.C.
395 Main St.
Suite A
Brookville, PA 15825

DAVIS, CINDY LOU, a/k/a CINDY L., a/k/a CINDY., dec'd
Late of Pinecreek Township
EXECUTOR: RICHARD G. MAYS
ATTORNEY: JEFFREY M. GORDON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

THRUSH, ANNABELLE, a/k/a ANNABELLE MARIE, dec'd
Late of Brookville Borough
EXECUTOR: CYNTHIA BARTZ
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

RODGERS, BERNARD J., a/k/a BERNARD, dec'd
Late of Heath Township
EXECUTOR: KEITH RODGERS
ATTORNEY: PAULA J. WILLYARD
347 N. Pike Rd.
Sarver, PA 16055

SCHEPIS, DAVID FRANCIS, a/k/a DAVID F., dec'd
Late of Punxsutawney Borough
ADMINISTRATOR: ASHLEY MARIE
WAITE
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

ZIMMERMAN, ALICE E., dec'd
Late of Winslow Township
CO-ADMINISTRATORS: CHASITY
MUMFORD AND TIMOTHY MUMFORD
ATTORNEY: MARY L. POTHOVEN
531 Jackson St.
P.O. Box 338
Reynoldsville, PA 15851

BUFFINGTON, DAVID PAUL, dec'd
Late of Brookville Borough
ADMINISTRATOR: SYDNEY
BUFFINGTON
ATTORNEY: NICHOLAS GIANVITO
P.O. Box 574
314 R. W. Mahoning St.
Punxsutawney, PA 15767

SECOND PUBLICATION

REITZ, SHIRLEY J., a/k/a SHIRLEY, dec'd
Late of Young Township
CO-EXECUTORS: WILLIAM R. REITZ
AND DANIEL Q. REITZ
ATTORNEY: JAY LUNDY
219 E. Union St.
P.O. Box 74
Punxsutawney, PA 15767

FOWLER, DOROTHY M., dec'd
Late of Brookville Borough
EXECUTOR: MICHAEL J. FOWLER
ATTORNEY: TERRY R. HEETER
Marianne Professional Center
P.O. Box 700
Clarion, PA 16214

MARTIN, JOHN, JR., a/k/a JOHN, dec'd
Late of Brockway Borough
EXECUTOR: KAREN G. GOLEMBOSKI
ATTORNEY: C.J. ZWICK
171 Beaver Dr.
P.O. Box 1127
DuBois, PA 15801

SMITH, MICHEL LEE, dec'd
Late of Beaver Township
ADMINISTRATOR: TERRI PANGALLO
ATTORNEY: JOSEPH H. ELLERMEYER
ACHILLE LAW, PC
379 Main St.
Brookville, PA 15825

THIRD PUBLICATION

CATHERS, HELEN RUTH, a/k/a HELEN R., dec'd
Late of Reynoldsville Borough
EXECUTOR: JAMES E. DUNGEY
ATTORNEY: DAVID PATRICK KING
P.O. Box 1016
23 Beaver Dr.
DuBois, PA 15801

BLOYER, HOLLIS LEE, JR., dec'd
Late of Falls Creek Borough
ADMINISTRATOR: HOPE Y. BLOYER
ATTORNEY: DAVID P. KING
P.O. Box 1016
23 Beaver Dr.
DuBois, PA 15801

LEWIS, MARY R., a/k/a MARY, dec'd
Late of Punxsutawney Borough
CO-EXECUTORS: LARRY D. LEWIS
AND SHIRLEY J. LEWIS
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

CONFIRMATION OF ACCOUNTS

Notice is hereby given that the following Executors and Administrators have filed their accounts in the Office of the Register of Wills and the Trustees and Guardians in the Office of the Clerk of the Orphan's Court Decision of the Court of Common Pleas of Jefferson County, Pennsylvania, and the account will be presented to the Court for the approval and confirmation, if no exceptions thereto are filed, on Monday, April 29, 2024, at 2:00 p.m.

Brianna Bullers, Register of Wills and Clerk of Courts for the Court of Common Pleas of Jefferson County, Pennsylvania, Orphans' Court Division.

SECOND PUBLICATION

IVAN HIMES, a/k/a IVAN L. HIMES, dec'd

ADMINISTRATOR D.B.N. C.T.A.:
JEFFREY STEVEN HIMES
135 Garris Rd.
Knox, PA 16232

MARY ELLEN LAWRENCE, dec'd

EXECUTOR: DEAN E. LAWRENCE
1479 Chaumont Ave.
State College, PA 16801

CAROL FLORENCE WINGARD, a/k/a CAROL WINGARD, dec'd

EXECUTOR: BARRY L. WINGARD
240 Beverly Hills Court
Apt. 711
Lynchburg, VA 24502

CINDY K. HORNE, dec'd

ADMINISTRATOR: ISAAC J. HORNE
125 Bell St.
Reynoldsville, PA 15851

ADA M. REDIN, a/k/a ADA REDIN, dec'd

EXECUTOR: PAULA M. CHERRY
P.O. Box 505
DuBois, PA 15801

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 808-2023 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, MAY 10, 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.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF FIVE STAR HOUSING, LLC IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT CERTAIN REAL ESTATE SITUATED IN THE TOWNSHIP OF BELL, COUNTY OF JEFFERSON, PENNSYLVANIA. HAVING THERON
ERECTED DWELLING HOUSE, RECORDED AT DEED BOOK 771, PAGE 0046.

JUDGMENT AMT. \$139,654.51
PROPERTY ADDRESS: 23 OLD ROUTE 36, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 03-001-0606

Seized and taken into execution to be sold as the property of FIVE STAR HOUSING, LLC, FIVE STAR HOUSING, LLC in suit of INFIRST BANK, FORMERLY KNOWN AS INDIANA FIRST SAVINGS 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:
HABERL, BUELL & RICE, PLLC
INDIANA, PA 724-910-8010

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

4/11; 4/18; 4/25

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 809-2023 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, MAY 10, 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.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF FIVE STAR HOUSING, LLC IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT CERTAIN REAL ESTATE SITUATED IN THE SECOND WARD, BOROUGH OF PUNXSUTAWNEY, COUNTY OF JEFFERSON,
PENNSYLVANIA. HAVING THERON ERECTED
DWELLING HOUSE RECORDED AT DEED BOOK 793, PAGE 0184.

JUDGMENT: \$17,432.63
PROPERTY ADDRESS: 214 MARION AVENUE, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 22-004-0208

Seized and taken into execution to be sold as the property of FIVE STAR HOUSING, LLC, FIVE STAR HOUSING, LLC in suit of INFIRST BANK, FORMERLY KNOWN AS INDIANA FIRST SAVINGS 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:
HABERL, BUELL & RICE, PLLC
INDIANA, PA 724-910-8010

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

4/11; 4/18; 4/25

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 810-2023 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, MAY 10, 2024
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 THE RIGHT, TITLE, INTEREST AND CLAIM OF FIVE STAR HOUSING, LLC IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT CERTAIN REAL ESTATE SITUATED IN THE SECOND WARD, BOROUGH OF PUNXSUTAWNEY, COUNTY OF JEFFERSON, PENNSYLVANIA. HAVING
THERON ERECTED A DWELLING HOUSE
RECORDED AT DEED BOOK 763, PAGE 0851.
JUDGMENT: \$139,654.51
PROPERTY ADDRESS: 438 GRAFFIUS AVENUE, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 22-004-0301
Seized and taken into execution to be sold as the property of FIVE STAR HOUSING, LLC, FIVE STAR HOUSING, LLC in suit of INFIRST BANK, FORMERLY KNOWN
AS INDIANA FIRST SAVINGS 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:
HABERL, BUELL & RICE, PLLC
INDIANA, PA 724-910-8010

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

4/11; 4/18; 4/25

IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE	:	NO. 258	TERM 2024
COMMONWEALTH OF	:		
PENNSYLVANIA, DEPARTMENT OF	:		
TRANSPORTATION, OF THE	:		
RIGHT-OF-WAY FOR STATE	:		
ROUTE 2001, SECTION 550	:	EMINENT DOMAIN PROCEEDING	
IN THE TOWNSHIP OF GASKILL	:	IN REM	

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on April 5, 2024 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on January 25, 2024 a plan entitled Drawings Authorizing Acquisition of Right of Way for State Route 2001 Section 550 R/W in Jefferson County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on Instrument Number 2024-000343 February 7, 2024, in Jefferson County.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.	Parcel No.	Name	Address
			3853 Ethel Dr.
3300728000	2	Erik Stahl (deceased)	Middleville, MI 49333

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.



Kevin D. Pollino
District Right-of-Way Administrator
Engineering District 10-0
Pennsylvania Department of Transportation