



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

SMOUSE, WALTER T., a/k/a WALTER THOMAS, a/k/a WALTER THOMAS, JR., dec'd
Late of Bell Township
EXECUTOR: BRIAN THOMAS SMOUSE
ATTORNEY: CRAIG S. O'CONNOR
7240 McKnight Rd.
Pittsburgh, PA 15237

RISHEL, DONNA J., a/k/a DONNA JEAN, dec'd
Late of Washington Township
CO-EXECUTORS: JEFFREY RISHEL AND STEVEN RISHEL
ATTORNEY: QUERINO R. TORRETTI
P.O. BOX 218
600 Main St.
Reynoldsville, PA 15851

MARTIN, KELLY J., dec'd
Late of Punxsutawney Borough
EXECUTOR: JOEL M. MARTIN
ATTORNEY: JAMES J. LOLL
1122 3rd St.
Beaver, PA 15009

LAMARCA, BETTY M., a/k/a BETTY MARCIA, dec'd
Late of Punxsutawney Borough
EXECUTOR: DOUGLAS J. LAMARCA
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

SECOND 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

THIRD 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

NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 24, 2024, for The Vanilla Lady with a principal place of business located at 178 Wayland Ln., Brookville PA 15825 in Jefferson County. The individual interested in this business is Geena R. Long, also located at 178 Wayland Ln., Brookville, PA 15825. This is filed in compliance with 54 Pa.C.S. 311.

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.

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

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.

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
TREVOSSE, 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.

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

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.

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