



# 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

**ROUTCH, ROBERT M., dec'd**  
Late of Falls Creek Borough  
EXECUTOR: ROBERT BRYAN ROUTCH  
ATTORNEY: DAVID J. HOPKINS HOPKINS  
HELTZEL LLP  
100 Meadow Lane  
Suite 5  
DuBois, PA 15801

**HARRIS, ESTHER M., dec'd**  
Late of Perry Township  
ADMINISTRATOR: CHRISTINA M.  
PURCELL  
ATTORNEY: DAVID L. YOUNG  
306 W. Mahoning St.  
DuBois, PA 15801

### SECOND PUBLICATION

**IRVIN, MARTHA L., dec'd**  
Late of Punxsutawney Borough  
EXECUTOR: DEBORAH IRVIN WALKER  
ATTORNEY: PATRICK LAVELLE  
51 Beaver Dr.  
Suite 2  
DuBois, PA 15801

**DAVIS, RUSSELL L., a/k/a RUSSELL LEE,  
dec'd**  
Late of Big Run Borough  
EXECUTOR: JAKE W. DAVIS  
ATTORNEY: MATTHEW B. TALADAY  
P.O. Box 487  
528 Liberty Blvd.  
DuBois, PA 15801

### THIRD PUBLICATION

**SHAFFER, LAURA BELLE, dec'd**  
Late of Brookville Borough  
EXECUTOR: JUSTIN S. SHAFFER  
ATTORNEY: JOSEPH H. ELLERMEYER  
ACHILLE LAW P.C.  
379 Main St.  
Brookville, PA 15825

**WEED, MAXINE T., dec'd**  
Late of Washington Township  
EXECUTOR: LINDA W. HIGGINS  
ATTORNEY: JAMES D. DENNISON  
DENNISON LAW OFFICES, P.C.  
395 Main St.  
Suite A  
Brookville, PA 15825

**MYERS, NOBLE C., a/k/a NOBLE CLAIR, a/k/a  
NOBLE C., JR., dec'd**  
Late of Union Township  
EXECUTOR: WILLIAM DEAN MYERS  
ATTORNEY: SCOTT C. ALLEN  
323 Main St.  
Brookville, PA 15825

**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 2023-2024 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 September 30, 2023. 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

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 219-2023 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, OCTOBER 20, 2023**  
**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 RIGHT, TITLE, INTEREST AND CLAIM OF ALAN L. REITZ, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:  
ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF JEFFERSON AND TOWNSHIP OF ROSE. HAVING ERECTED THEREON A DWELLING, DEED BOOK VOLUME 53, PAGE 950.

JUDGMENT: \$659,926.00  
PROPERTY ADDRESS: 231 PONDEROSA DRIVE, BROOKVILLE, PA 15825  
UPI / TAX PARCEL NUMBER: 32-343-0148

Seized and taken into execution to be sold as the property of ALAN L REITZ in suit of JTS CAPITAL 3 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:**  
FROST BROWN TODD LLC  
PITTSBURGH, PA 412-513-4300

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

8/24; 8/31; 9/7

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 220-2023 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, October 20, 2023**  
**AT 10:15 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 RIGHT, TITLE, INTEREST AND CLAIM OF BRIAN L. REITZ OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:  
ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF JEFFERSON AND TOWNSHIP OF ROSE:

HAVING ERECTED THEREON A DWELLING  
JUDGMENT AMT.: \$659,926.00  
PROPERTY ADDRESS: 17170 ROUTE 36, BROOKVILLE, PA 15825  
UPI / TAX PARCEL NUMBER: 32-343-0119 D

Seized and taken into execution to be sold as the property of BRIAN L REITZ in suit of JTS CAPITAL 3 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:**  
FROST BROWN TODD LLC  
PITTSBURGH, PA 412-513-4300

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

8/24; 8/31; 9/7