



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

GIOVANETTI, WILLIAM R., dec'd
Late of Rose Township
ADMINISTRATOR: DAVID C. GIOVANETTI
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 16825

BARRET, JANEEN, dec'd
Late of Punxsutawney Borough
EXECUTOR: JASON D. BARRETT
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

PRESTON, DAMON P., a/k/a DAMON PAUL, dec'd
Late of Snyder Township
ADMINISTRATOR: DARRIN PRESTON
ATTORNEY: DAVID B. INZANA
423 Main St.
Brockway, PA 15824

PIFER, LOIS M., a/k/a LOIS MARGARET, dec'd
Late of Henderson Township
CO-EXECUTORS: ROSS H. PIFER
217 W. Linn St.
Belfonte, PA 16823
and
ELOISE PIFER RICE, a/k/a ELOISE
KOSKO
P.O. Box 219
515 Bloom Rd.
Luthersburg, PA 15848
ATTORNEY: NONE

SECOND PUBLICATION

RUDOLPH, MYRON L., a/k/a MYRON LEWIS, dec'd
Late of Gaskill Township
EXECUTOR: PHILIP J. RUDOLPH
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

LUNDBERG, BARBARA LYNN, a/k/a BARBARA L., dec'd
Late of Brockway Borough
EXECUTOR: SCOTT A. DOUGLAS
ATTORNEY: ROSS F. FERRARO
690 Main St.
Brockway, PA 15824

MEANS, MATTHEW, a/k/a MATTHEW J., dec'd
Late of Punxsutawney Borough
ADMINISTRATOR: DEREK MEANS
ATTORNEY: MARY L. POTHOVEN
531 Jackson St.
P.O. Box 338
Reynoldsville, PA 15851

SHANNON, COLLEEN I., dec'd
Late of Sykesville Borough
ADMINISTRATOR: JENNIFER BUTSON
ATTORNEY: QUERINO R. TORRETTI
P.O. Box 218
600 Main St.
Reynoldsville, PA 15851

PEACE, RUTH E., dec'd
Late of Bell Township
EXECUTOR: RICHARD E. PEACE
ATTORNEY: MARY L. POTHOVEN
P.O. Box 338
531 Jackson St.
Reynoldsville, PA 15851

BOYLE, HELEN E., dec'd
Late of Falls Creek Borough
EXECUTOR: KEVIN E. BOYLE
ATTORNEY: DAVID PATRICK KING
P.O. Box 1016
23 Beaver Dr.
DuBois, PA 15801

FOX, PATRICIA M. a/k/a PATRICIA MARIE, dec'd
Late of Gaskill Township
ADMINISTRATOR: DONALD FOX
ATTORNEY: JEFFREY LUNDY
P.O. Box 74
219 East Union St.
Punxsutawney, PA 15767

THIRD PUBLICATION

HIMES, SANDRA J., a/k/a SANDRA JOYCE, dec'd
Late of Brookville Borough
EXECUTOR: RHONDA M. HIMES
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

JARBEK, WILLIAM J., II, a/k/a WILLIAM JOSEPH, II, a/k/a WILLIAM J., dec'd
Late of Bell Township
ADMINISTRATOR: JOSIE JARBECK
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

NOTICE FOR PUBLICATION

NOTICE IS HEREBY GIVEN that a Petition for Change of Name was filed in the Court of Common Pleas of Jefferson County, Pennsylvania, on April 20, 2023 at No. 283 - 2023 C.D. by Petitioner, Abigail Walker Knapp, who desires to change her name from Abigail Walker Knapp to Abigail Walker Knapp-Greeley. A hearing on this matter will be held on the 25th day of July, 2023, at 2:00 p.m. in the Small Courtroom, 2nd Floor, at the Jefferson County Courthouse, 200 Main Street, Brookville, Pennsylvania, 15825. All persons interested may appear, and show cause, if any they have, why the prayer of the Petition should not be granted.

GREGORY M. BAZYLAK, ESQUIRE
Attorney for Petitioner
2 Sylvania Street
Brookville, PA 15825
Phone: (814) 849-1278

NOTICE OF INCORPORATION

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, proposed Articles of Incorporation (Nonprofit) have been filed with the Department of State of the Commonwealth of Pennsylvania to incorporate Brookville Evangelical Methodist Church, which is to be domiciled at 110 Fifth Street, Brookville, PA 15825.

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of the Act of Assembly No. 295, approved December 16, 1982, known as the Fictitious Names Act, that an Application for Registration of a Fictitious Name was filed on May 8, 2023, in the Department of State in Harrisburg, Pennsylvania. The fictitious name is "Sew Outta Space Stash House" which has its principal place of business located at 1207 Route 36, Pennsylvania 15825. The party to this registration and owning or interested in this business is Heirloom Quilting & Antiques, Inc., 1225 Route 36, Brookville, PA 15825.

Gordon & Dennison
293 Main Street
Brookville, PA 15825

NOTICE

County of JeffersonThe County of Jefferson is inviting attorneys/law firms to submit a Letter of Interest for the position of County Solicitor. Interested parties should direct correspondence to:

Jefferson County Board of Commissioners
Attn: Solicitor Search
155 Main Street
Brookville, PA 15825
6/1; 6/8

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 644-2022 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, JUNE 16, 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 those certain tracts or lots of land situate in the Borough of Brookville, Jefferson County, Pennsylvania
Judgment Amt.: \$105,934.51
BEING the same premises which Mary McKinley Leroy, Administratrix D. B. N. C. T. A. of the Estate of A. Randon McKinley A/K/A Arthur Randon McKinley by Deed dated 09/12/2000 and recorded 10/06/2000 in the Office of the Recorder of Deeds in and for Jefferson County in Deed Book 178, Page 0338, granted and conveyed unto Ira A. Minor and Tommie W. Minor, his wife. Ira A. Minor departed this life on 03/17/2020. Tommie W. Minor departed this life on 08/02/2016.
PROPERTY ADDRESS: 12 SOUTH MAIN STREET, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 06-010-0103; 06-010-0704
Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF IRA A. MINOR, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION.

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:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

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

5/18; 5/25; 6/1

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 772-2022 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, JUNE 16, 2023
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.

SPECIALIZED LOAN SERVICING LLC
v.
BECKIE S. VALLIES; VERA J. PELKY
owner(s) of property situate in the THIRD WARD OF THE BOROUGH OF PUNXSUTAWNEY, JEFFERSON County, Pennsylvania, being
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$43,886.40
PROPERTY ADDRESS: 1006 E MAHONING STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 23-001-0707

Seized and taken into execution to be sold as the property of BECKIE S VALLIES, VERA J PELKY, OCCUPANTS in suit of SPECIALIZED 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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA

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

5/18; 5/25; 6/1

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 566-2022 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, JUNE 16, 2023
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 THAT CERTAIN lot of land situate in TOWNSHIP OF WINSLOW, County of Jefferson and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

JUDGMENT AMT.: \$36,866.78

SOLD as the property of PAUL R. SIVERLING

PROPERTY ADDRESS: 52 TAPPER LANE, REYNOLDSVILLE, PA 15851

UPI / TAX PARCEL NUMBER: 40-428-0185

Seized and taken into execution to be sold as the property of PAUL R SIVERLING in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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 215-627-1322

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

5/18; 5/25; 6/1

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 358-2022 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, JUNE 16, 2023
AT 11:30 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.: \$60,587.28

PROPERTY ADDRESS: 79 OVERBECK ROAD, BROOKVILLE, PA 15825

UPI / TAX PARCEL NUMBER: 32-001-0302

Seized and taken into execution to be sold as the property of DUSTIN J ROWLES, OCCUPANTS in suit of WELLS FARGO 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:
BROCK & SCOTT, PLLC
KING OF PRUSSIA, PA 844-856-6646

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

5/18; 5/25; 6/1

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 552-2022 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, JUNE 16, 2023
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.

Property to be sold is situated in the Municipality of Ringgold, County of Jefferson and Commonwealth of Pennsylvania.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$57,211.35

PROPERTY ADDRESS: 3825 ROUTE 536, RINGGOLD, PA 15770

UPI / TAX PARCEL NUMBER: 31-501-0113-3

Seized and taken into execution to be sold as the property of ESTATE OF BONNIE LEE MINICK, DALE E MINICK, INDIVIDUALLY AND AS HEIR OF BONNIE LEE MINICK, TRACIE L MINICH, AS ADMINISTRATIX OF THE ESTATE OF BONNIE LEE MINICK, TRACIE L MINICH, AS ADMINISTRATIX OF THE ESTATE OF BONNIE LEE MINICK, JASON M MINICK, AS HEIR OF BONNIE LEE MINICK, JASON M MINICK, AS HEIR OF BONNIE LEE MINICK, AMANDA S SWINEFORD, AS HEIR OF BONNIE LEE MINICK in suit of U.S BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV 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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

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

5/18; 5/25; 6/1