



# 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  
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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

**MCMINN, DONNA LEE, a/k/a DONNA L. a/k/a DONNA O. a/k/a DONNA ORGAN, dec'd**  
Late of Bell Township  
CO-EXECUTORS: MOLLY S. MCMINN  
AND MARSHA K. SHOOP  
ATTORNEY: JAMIE C. STELLO  
103 N. Gilpin St.  
Punxsutawney, PA 15767

**CHRISTNER, HARRY DAVID, dec'd**  
Late of Punxsutawney Borough  
ADMINISTRATOR: ZOE ALEXANDRA  
ELIZABETH GOHN  
ATTORNEY: Querino R. Torretti  
P.O. Box 218  
600 Main St.  
Reynoldsville, PA 15851

**JOHNS, STANLEY L., dec'd**  
Late of Brockway Borough  
EXECUTOR: JONI L. PALADINO  
ATTORNEY: ROSS F. FERRARO  
690 Main St.  
Brockway, PA 15824

### SECOND PUBLICATION

**BURKETT, VELMA, a/k/a VELMA BELLE, dec'd**  
Late of Brookville Borough  
EXECUTOR: WAYNE A. BURKETT  
ATTORNEY: NICHOLAS GIANVITO  
P.O. Box 574  
314 R. W. Mahoning St.  
Punxustawney, PA 15767

### PROCACCINO, RITA SUE, a/k/a RITA S., dec'd

Late of Brookville Borough  
ADMINISTRATOR: RITA WAZELLE  
ATTORNEY: JOSEPH H. ELLERMEYER  
ACHILLE LAW P.C.  
379 Main St.  
Brookville, PA 15825

### THIRD PUBLICATION

**DUBENSKY, SANDRA MARIE, a/k/a SANDRA M., dec'd**  
Late of Punxsutawney Borough  
CO-EXECUTORS: TAMMI LYNN IFERT  
AND WENDY ANN HEBERLING  
ATTORNEY: JAMIE C. STELLO  
103 N. Gilpin St.  
Punxsutawney, PA 15767

**LIEDL, DONALD EUGENE, a/k/a DONALD E., a/k/a DONALD E., SR., dec'd**  
Late of Falls Creek Borough  
EXECUTOR: DONALD EDWARD LIEDL  
ATTORNEY: C.J. ZWICK  
171 Beaver Dr.  
P.O. Box 1127  
DuBois, PA 15801

**BRUNO, ANDREW A., dec'd**  
Late of Brockway Borough  
EXECUTOR: PAUL ANDREW BRUNO  
ATTORNEY: R. EDWARD FERRARO  
690 Main St.  
Brockway, PA 15824

**COOK, HOWARD V., dec'd**  
Late of Perry Township  
EXECUTOR: ROSE MARIE COOK  
8660 Route 536  
Punxsutawney, PA 15767  
ATTORNEY: NONE

### **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, May 30th, 2023, 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.

### **FIRST PUBLICATION**

**GILSTRAP, WILMA HARWOOD, a/k/a WILMA H.,  
a/k/a WILMA LORRAINE, dec'd**  
EXECUTOR: JEFFREY M. GORDON  
293 Main St.  
Brookville, PA 15825

### **NOTICE OF DISSOLUTION**

**NOTICE IS HEREBY GIVEN** that the Shareholders and Directors of MIF, Inc., a Pennsylvania Corporation, with a registered address of 809 14th Avenue, Brockway, PA, 15824, have filed Articles of Dissolution with the PA Department of State on March 6, 2023. All persons having a claim against the Corporation shall present their Claims in writing within 60 days of the date of this notice or be barred. The Corporation is now engaged in winding up and settling its affairs under the provisions of the Pennsylvania Business Corporation law as amended. Claims should be submitted to Joni Paladino, President, 809 14th Avenue, Brockway, PA, 15824.

FERRARO, KRUK & FERRARO, LLP  
690 Main Street  
Brockway, PA 15824  
4/27; 5/4

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 610-2022 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, MAY 19, 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.

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LAND SITUATED IN THE TOWNSHIP OF BELL IN THE COUNTY OF JEFFERSON IN THE STATE OF PA  
ALL THOSE TWO (2) CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN BELL TOWNSHIP, JEFFERSON COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: TO-WIT:

BEING the same premises which MARSHA L. BROOKS, FORMERLY KNOWN AS MARSHA L. BOWSER by Deed dated 11/30/2015 and recorded in the Office of Recorder of Deeds of Jefferson County on 12/01/2015 at Book 728 Page 465 granted and conveyed unto GREGORY A. REICHARD, HIS HEIRS AND ASSIGNS.  
PROPERTY ADDRESS: 17245 ROUTE 36, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 03-003-0401

Seized and taken into execution to be sold as the property of GREGORY A REICHARD in suit of ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, 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:**  
STERN & EISENBERG, PC,  
ATTORNEYS AT LAW  
WARRINGTON, PA

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

4/20; 4/27; 5/4

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**IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA**

INFIRST BANK,	:	CIVIL DIVISION
	:	
Plaintiff,	:	40 of 2023
	:	
vs.	:	TYPE OF PLEADING:
	:	
THE UNKNOWN HEIRS,	:	
SUCCESSORS, ASSIGNS, AND ALL	:	CIVIL ACTION - COMPLAINT IN
PERSONS, FIRMS OR ASSOCIATIONS	:	MORTGAGE FORECLOSURE
CLAIMING RIGHT, TITLE OR	:	
INTEREST, FROM OR UNDER RYAN P.	:	
HOPKINS, DECEASED,	:	
	:	
Defendants.	:	

**NOTICE**

To the above-designated Defendants:

You are hereby notified that on January 20, 2023, Plaintiff filed Complaint in Mortgage Foreclosure, which was reinstated on February 27, 2023, wherein the Plaintiff instituted a civil action in Mortgage Foreclosure against you in connection with the premises commonly identified as 257 BLOCKS ROAD, PUNXSUTAWNEY, PA 15767, bounded and described as follows:

ALL that Certain piece, parcel or tract of land situate, lying and being in McCalmont Township, Jefferson County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the West line of a Township Road at the North line of lands now or formerly of Sam West, said point being the Southeast corner herein; thence South 53° 15' West along line of lands now or formerly of Sam West, a distance of 160 feet to a point; thence North 36° 45' West also along line of lands now or formerly of Sam West a distance of 306 feet to a point, the line of lands now or formerly of William Barilar; thence North 53° 15' East along lands now or formerly of the said William Barilar, a distance of 160 feet to a point on the West line of the aforesaid Township Road; thence South 36° 45' East along the West line of said Township Road, a distance of 306 feet to a point on the North line of lands now or formerly of Sam West, the place of beginning. The premises are more particularly identified in the Jefferson County Tax Assessment Records as Tax Parcel 15-505-215.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**JEFFERSON COUNTY COURT ADMINISTRATOR**  
**200 MAIN STREET, BROOKVILLE, PA 15825**  
**(814) 849-1621**

By: Erin N. Rice Petrillo, Esquire  
HABERL, BUELL & RICE, PLLC  
Attorneys for Plaintiff  
Pa. I.D. # 209978  
100 S. 7th Street  
Indiana, PA 15701  
(724) 910-8010