



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

COMBS, SHIRLEY J. a/k/a SHIRLEY JEAN
Late of Perry Township
EXECUTOR: LADONNA L. RUDOLPH
ATTORNEY: JOHN G. ACHILLE
Achille Law PC
379 Main St.
Brookville, PA 15825

PISARCHICK, JULE MARIE a/k/a JULE M.
Late of Snyder Township
CO-EXECUTORS: THOMAS P.
PISARCHICK and CAROLE ANN
PISARCHICK LUNDBERG
ATTORNEY: DAVID B. INZANA
423 Main St.
Brockway, PA 15824

**BICKLE, DORIS R. a/k/a DORIS
RUMBERGER**
Late of Warsaw Township
CO-EXECUTORS: KEVIN C. BICKLE
a/k/a KEVIN CLAIR BICKLE and
ROBERT L. BICKLE a/k/a ROBERT
LYNN BICKLE and RONALD H. BICKLE
a/k/a ROBERT HENRY BICKLE
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

NEAL, SHARON ANN a/k/a SHARON A.
Late of Bell Township
EXECUTOR: TERRY LEE NEAL a/k/a
TERRY L. NEAL, JR.
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

SECOND PUBLICATION

**ANDERS, CHARLES MICHAEL a/k/a
CHARLES M.**
Late of Reynoldsville Borough
ADMINISTRATOR: NIKKI LYNNE
ANDERS
63 Effie Lane
Martinsburg, WV 25404
ATTORNEY: NONE

THIRD PUBLICATION

HUBER, JANICE L.
Late of Oliver Township
EXECUTOR: RITA D. SHAFFER
ATTORNEY: JEFFREY M. GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

**MATSON SAYERS, LINDA K. a/k/a LINDA K.
SAYERS a/k/a LINDA SAYERS**
Late of Falls Creek Borough
EXECUTOR: GREGORY L. SAYERS
ATTORNEY: C.J. ZWICK
171 Beaver Drive
PO Box 1127
DuBois, PA 15801

MYERS, NAOMI E. a/k/a NAOMI
Late of Winslow Township
EXECUTOR: ALTON D. MYERS
ATTORNEY: MARY L. POTHOVEN
531 Jackson St.
PO Box 338
Reynoldsville, PA 15851

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, July 28, 2025, 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
MUNDERF CEMETERY ASSOCIATION**

TRUST

TRUSTEE: JODY K. GEYER, J.D.,
CTFA, SVP
Trust Executor
First Commonwealth Bank - Trust
501 Grant St., Ste 250
Pittsburgh, PA 15219

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 395-2023 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, AUGUST 15, 2025
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 certain piece or parcel of land situate in Warsaw Township, Jefferson County, Pennsylvania conveyed as follows:
BEING the same piece or parcel of land identified as Parcel 1 in the deed from Patricia N. Burdge, single, Cheri S. Spiers and Mark Spiers, wife and husband, Carolan Bailey and Justin P. Bailey, wife and husband, Michael W. Burdge and Amy Burdge, husband and wife, and Mariya Cole and James Cole, wife and husband, to Justin P. Bailey and Carolan C. Bailey, a/k/a Carolan Bailey, husband and wife, dated April 20, 2017 and recorded June 23, 2017 in the Office of the Recorder of Deeds of Jefferson County, Pennsylvania in Record Book 776, Page 376.

Judgment Amt: \$80,775.54
PROPERTY ADDRESS: 1593 BROCIIOUS ROAD, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 38-265-0125C

Seized and taken into execution to be sold as the property of JUSTIN P BAILEY, CAROLAN C BAILEY in suit of TOP TIER FEDERAL CREDIT UNION FORMERLY KNOWN AS CLARION FEDERAL CREDIT UNION. 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:
KOOMAN, HEETER & GULNAC, PC
Clarion, PA 814-226-9100

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

7/17; 7/24; 7/31

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 164-2025 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, AUGUST 15, 2025
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 certain tract of land situate in Snyder Township, Jefferson County, Pennsylvania, bounded and described as follows:
Property Address being 1881 Cemetery Hill Road, Brockway, PA 15824
BEING identified as Jefferson County Tax Parcel No. 33-230-0151D.
BEING the same premises conveyed to Patricia D. Redmond and Ronald A. Redmond, wife and husband, by deed of Amy Jo Summers, f/k/a Amy Jo Lees, dated and recorded on November 25, 2015, in the Office of the Recorder of Deeds of Jefferson County to Deed Book 728, page 0212. Patricia D. Redmond having died on October 18, 2022, vesting title in Ronald A. Redmond as her surviving spouse.

JUDGMENT: \$45,319.89
PROPERTY ADDRESS: 1881 Cemetery Hill Road, Brockway, PA 15824
UPI / TAX PARCEL NUMBER: 33-230-0151D

Seized and taken into execution to be sold as the property of RONALD A REDMOND in suit of CNB 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:
KUBISTA, RYAN & VALENZALLP
CLEARFIELD, PA 814-765-8972

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

7/17; 7/24; 7/31

SHERIFF'S SALE
By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 215-2025 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, AUGUST 15, 2025
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 or piece of ground situate in the Borough of Corsica, County of Jefferson and Commonwealth of Pennsylvania.

JUDGMENT: \$82,310.70

IMPROVEMENTS: a Residential Dwelling

PROPERTY ADDRESS: 384 OLEAN ROAD, CORSICA, PA 15829

UPI / TAX PARCEL NUMBER: 08-002-0704A

Seized and taken into execution to be sold as the property of RYAN ZAFUTO 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:
POWERS KIRN LLC
TREVOSE, PA 215-942-2090

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

7/17; 7/24; 7/31

NOTICE OF PUBLIC AUCTION OF REAL PROPERTY IN:
ALLEGHENY COUNTY, BEAVER COUNTY, CLEARFIELD COUNTY, JEFFERSON COUNTY, McKEAN COUNTY AND
WESTMORELAND COUNTY, PENNSYLVANIA

MICHAEL F. FLANAGAN, in his capacity as the Court-appointed receiver in Case No. 3:24-cv-52 pending in the United States District Court for the Western District of Pennsylvania (the "Receiver"), hereby posts, pursuant to 28 U.S.C. § 2002, this notice of his intention to sell to the highest qualified bidder the following real and personal property located at the following six (6) locations:

1. IN ALLEGHENY COUNTY: the currently closed facility formerly known as "Jefferson Hills Healthcare and Rehabilitation Center" located at 448 Old Clairton Road, Jefferson Hills, PA 15025, being Parcel No. 767-A-50-0-1 of the City of Clairton, County of Allegheny. This property is being sold for future development without any assurance as to development potential.
2. IN BEAVER COUNTY: the 67-bed licensed nursing facility known as "Beaver Healthcare and Rehabilitation Center" located in the City of Aliquippa at 616 Golf Course Road, Aliquippa, PA 15001, being Parcel No. 65-006-7313.001 of the City of Aliquippa, County of Beaver.
3. IN CLEARFIELD COUNTY: the 131-bed licensed nursing facility and the related continuing care retirement community known as "Ridgeview Healthcare and Rehabilitation Center" located in the City of Curwensville at 30 4th Street, Curwensville, PA 16833, being Parcel No. H09-691-00014 in the City of Curwensville, County of Clearfield.
4. IN JEFFERSON COUNTY: the 75-bed licensed nursing facility and related continuing care retirement community known as "Mulberry Healthcare and Rehabilitation Center" located in the City of Punxsutawney at 411-1/2 West Mahoning Street, Punxsutawney, PA 15767, being Parcel Nos. 24-002-0411, 24-002-0428, 24-002-0427, 24-002-0408A, 24-002-0425A, 24-002-0426, 24-002-0408B, 24-002-0422 and 24-002-0425 in the Borough of Punxsutawney, County of Jefferson.
5. IN McKEAN COUNTY: the 34-bed licensed nursing facility and related 28-bed licensed personal care home known respectively as "Lakeview Healthcare and Rehab" and "Lakeview Senior Care" located in the City of Smethport at: 15 West Willow Street, Smethport, PA 16749, being Parcel Nos. 15-005-607 and 15-005-605.01 of the City of Smethport, County of McKean.

6. IN WESTMORELAND COUNTY: the 35-bed licensed nursing facility known as "Scottdale Healthcare & Rehabilitation Center" located in the City of Scottdale at 900 Porter Avenue, Scottdale, PA 15683, being Parcel No. 47-13-12-0-015, 47-13-12-0-014 and 47-13-12-0-013 of the City of Scottdale, County of Westmoreland.

The Receiver is prepared to enter into a stalking horse contract with affiliates of 980 Investments and Heart Healthcare Management LLC. That contract provides for a refund of the deposit and specifies the starting minimum bid that will be required. The stalking horse contract includes a Purchase Price of \$37,418,377.48 subject to a \$9,224.22 per diem adjustment (positive or negative) to the extent that the Closing does not occur on September 3, 2025, plus all closing costs to be paid by the Buyer, with the Buyer depositing with its Title Company the cash sum of \$1,000,000.00 (One Million Dollars to be applied at closing as a cash payment against the Purchase Price with the remainder paid by assumption of the remaining balance of the existing mortgage lien against properties subject to underwriting clearance by the current mortgage holder.

Any competing offers for the entire package must be made pursuant to the terms and conditions set forth in the Sales Procedures approved by the Court, must offer a purchase price of at least \$37,669,000.00, and should be received in good form no later than six (6) business days prior to the date scheduled for public auction.

The properties will be sold at public auction, unless there are no other Qualifying Bids, such auction to be held on Wednesday, September 3, 2025 at 9:00 AM (Eastern Time then prevailing) in person at the Law Office of Cozen O'Connor, One Oxford Centre, 301 Grant Street (41st Floor), Pittsburgh, PA 15219, although the Receiver may determine in his discretion to provide a ZOOM link for additional participants with the link to be provided in advance by the Receiver to all Qualified Bidders. Sales will be for cash or cash equivalents. The Sales Procedures require bidders to post a deposit in cash or certified funds of One Million Dollars (\$1,000,000.00). Sales will be "AS IS" with no representations or warranties of any type, other than those contained in the Asset Purchase Agreement negotiated with Stalking Horse and will close upon receipt of required regulatory approvals.

The Receiver reserves the right to postpone or adjourn the auction, to accept any bid or to reject any and all bids that he does not believe to be in the best interests of the receivership estate, or to withdraw the properties at any time prior to the announcement of the completion of the auction. The Receiver's acceptance of any bid is expressly conditioned on the successful bidder executing a purchase and sale agreement in form and content satisfactory to the Receiver, in consultation with Plaintiff (the current mortgage holder) and complying with the Sales Procedures.

For additional information, including legal descriptions of the properties, a copy of the Sales Procedures, or to make a competing offer for the properties, please contact (email):

- Louis J. Capozzi, Jr., Esq. and Daniel K. Natirboff, Esq., Capozzi Adler, P.C., 2933 North Front Street, Harrisburg, PA 17110-1250, EMAIL: dann@capozziadler.com - counsel to the Receiver
- Michael F. Flanagan, Receiver, 7611 State Line Road (Suite 303), Kansas City, MO 64114, EMAIL: MikeFlanagan@mffllc.com – Receiver
- Eugene A. Giotto, Esquire, Cozen O'Connor, P.C., One Oxford Centre (41st floor), 301 Grant Street, Pittsburgh, PA 15219 (Email: egiotto@cozen.com)), counsel for Plaintiff

7/10; 7/17; 7/24; 7/31