



# 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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Ross F. Ferraro .....President  
Scott C. Allen.....Vice 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

**BEVERIDGE, JAMES A.**  
Late of Corsica Borough  
EXECUTOR: BRENDA WAGNER  
ATTORNEY: SARAH N. GRAPE  
Blair Hindman Law Firm  
415 Wood St.  
Clarion, PA 16214

**OBERLIN, THELMA V.**  
Late of Bell Township  
EXECUTOR: DIANE L. OBERLIN  
ATTORNEY: DAVID J. HOPKINS  
Hopkins Hetzel LLP  
100 Meadow Lane, Ste. 5  
DuBois, PA 15801

**HILTON, ALBERT ARCHIE a/k/a A. ARCHIE**  
Late of Brookville Borough  
EXECUTOR: ARCHIE A. HILTON  
ATTORNEY: JOHN G. ACHILLE  
Achille Law PC  
379 Main St.  
Brookville, PA 15825

**McCARTHY, NICHOLAS JOHN a/k/a NICHOLAS J.**  
Late of Union Township  
ADMINISTRATOR: NICOLE MESA  
ATTORNEY: DAVID B. INZANA  
423 Main St.  
Brockway, PA 15824

**McCOOL, PATRICIA MAY a/k/a PATRICIA M. a/k/a PATRICIA F. a/k/a PATRICIA**  
Late of Brookville Borough  
EXECUTOR: VIRGINIA A. MOLINENGO  
ATTORNEY: TIMOTHY R. BEVEVINO  
Swanson Bevevino & Sharp PC  
311 Market St.  
Warren, PA 16365

**CARNESALI, GREGORY**  
Late of Brockway Borough  
EXECUTOR: EDWARD G. CARNESALI  
ATTORNEY: DAVID B. INZANA  
423 Main St.  
Brockway, PA 15824

**BEIMEL, BETTY ANN a/k/a BETTY A.**  
Late of Sykesville Borough  
EXECUTOR: KEVIN J. COWAN  
ATTORNEY: QUERINO R. TORRETTI  
PO Box 218  
600 Main St.  
Reynoldsville, PA 15851

### SECOND PUBLICATION CHIDO, JOSEPH R. a/k/a JOSEPH

Late of Brookville Borough  
EXECUTOR: ZAN IVAN HODZIC  
ATTORNEY: ZAN IVAN HODZIC  
Hodzic & Porach LLC  
1100 Washington Ave., Ste 209  
Carnegie, PA 15106

### CHAMBERS, MARTIN C. a/k/a MARTIN CLAIR

Late of Punxsutawney Borough  
CO-EXECUTORS: KIMBERLY L.  
PETERSON a/k/a KIMBERLY C.  
GRAVES AND MARTIN L. CHAMBERS  
ATTORNEY: NICHOLAS GIANVITO  
PO Box 574  
314 W. Mahoning St.  
Punxsutawney, PA 15767

### PITTS, RICHARD J. a/k/a RICHARD JAMES

Late of Brookville Borough  
EXECUTOR: RICHARD C. PITTS  
ATTORNEY: JAMES D. DENNISON  
Dennison Law Offices, PC  
395 Main St., Ste A  
Brookville, PA 15825

### THIRD PUBLICATION

**PYLES, ETHEL MAE a/k/a ETHEL M.**  
Late of Bell Township  
EXECUTOR: APRIL M. JACKLET  
ATTORNEY: JEFFREY M. GORDON  
Gordon & Dennison  
293 Main St.  
Brookville, PA 15825

### LONG, CLIFFORD A. a/k/a CLIFFORD ARNOLD a/k/a CLIFFORD

Late of Winslow Township  
EXECUTOR: BRADLEY M. LONG  
ATTORNEY: QUERINO R. TORRETTI  
PO Box 218  
600 Main St.  
Reynoldsville, PA 15851

### PAINTER, NANCY ELIZABETH a/k/a NANCY E.

Late of Pinecreek Township  
EXECUTOR: MICHELLE PAINTER  
THOMPSON  
ATTORNEY: JAMES D. DENNISON  
Dennison Law Offices, PC  
395 Main St., Ste A  
Brookville, PA 15825

### ELLENBERGER, KENNETH L. a/k/a KENNETH

Late of Bell Township  
EXECUTOR: DIANA M. BOWERS  
ATTORNEY: JAY LUNDY  
219 East Union St.  
PO Box 74  
Punxsutawney, PA 15767

### BEIGHT, MARY ELIZABETH

Late of Brookville Borough  
EXECUTOR: KEVIN D. BEIGHT  
ATTORNEY: JEFFREY M. GORDON  
Gordon & Dennison  
293 Main St.  
Brookville, PA 15825

### SIPE, SHARON LEE a/k/a SHARON L.

Late of Sykesville Borough  
ADMINISTRATOR: EDWARD B. SIPE  
II  
ATTORNEY: ROSS F. FERRARO  
690 Main St.  
Brockway, PA 15824

## **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, April 27, 2026, 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**

### **PUNXSUTAWNEY JEWISH CEMETERY**

#### **ASSOCIATION**

TRUSTEE: S&T BANK  
800 Philadelphia St.  
Indiana, PA 15701

### **WEST WARSAW RIGGS CEMETERY**

#### **ASSOCIATION**

TRUSTEE: S&T BANK  
800 Philadelphia St.  
Indiana, PA 15701

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 786-2025 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, MAY 15, 2026**  
**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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situate in the Third Ward of the Borough of Reynoldsville, Cty of Jefferson, Cmwltth of PA HET a dwg  
JUDGMENT: \$63,538.93  
Deed Instrument No.: 2021-005221  
PROPERTY ADDRESS: 234 BROADWAY STREET, REYNOLDSVILLE, PA 15851  
UPI / TAX PARCEL NUMBER: 29-002-0202

Seized and taken into execution to be sold as the property of GIONNA YALE in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:**  
VITILAW GROUP, INC.  
OAKMONT, PA 412-281-1725

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

4/9; 4/16; 4/23

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**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 157-2019 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 15, 2026**  
**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.

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Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$63,621.29  
PROPERTY ADDRESS: RR1 BOX 153, AKA 64 PARDUS ROAD, REYNOLDSVILLE, PA 15851  
UPI / TAX PARCEL NUMBER: 40-367-0131

Seized and taken into execution to be sold as the property of FRANIE L SMOCK, JACOB LOGAN, AS SURVIVING HEIR OF MABEL LOGAN, DECEASED, UNKNOWN SURVIVING HEIRS OF MABEL LOGAN, DECEASED in suit of WILMINGTON SAVINGS FUND D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T.

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:**  
ORLANS PC  
WAYNE, PA 484-367-4191

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

4/9; 4/16; 4/23

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 863-2025 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, MAY 15, 2026**  
**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.

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ALL THAT CERTAIN lot or piece of ground situate in Brookville, Township of Washington, County of Jefferson and Commonwealth of Pennsylvania  
JUDGMENT: \$199,268.02  
RESIDENTIAL DWELLING  
PROPERTY ADDRESS: 3184 ROUTE 1830, BROOKVILLE, PA 15825  
UPI / TAX PARCEL NUMBER: 39-326-0106A, 39-326-0106AA

Seized and taken into execution to be sold as the property of ADAM J HOWARD, AMBER HOWARD 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  
TREVOSSE, PA 215-942-2090

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

4/9; 4/16; 4/23

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**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 893-2025 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, MAY 15, 2026**  
**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.

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owner(s) of property situate in the SYKESVILLE BOROUGH, JEFFERSON County, Pennsylvania, being Tax ID No. 35-004-0405 AKA 350040405  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$133,683.65  
PROPERTY ADDRESS: 341 E Main Street, Sykesville, PA 15865  
UPI / TAX PARCEL NUMBER: 35-004-0405

Seized and taken into execution to be sold as the property of KAYONE GREEN, OCCUPANTS, KAYONA GREEN 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:**  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA

**SAMUEL L. BARTLEY, Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

4/9; 4/16; 4/23