



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. FerraroPresident
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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

POWELL, JANET EVA a/k/a JANET

Late of Beaver Township
EXECUTOR: JOHN H. POWELL
214 Edith Street
Sykesville, PA 15865
ATTORNEY: NONE

SNYDER, SANDRA J.

Late of Brookville Borough
CO-ADMINISTRATOR C.T.A: KERRAN
D. SNYDER AND RONALD L. ROSSEY
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

BUTTERS, PAUL EDWARDS a/k/a PAUL E.

Late of Snyder Township
EXECUTOR: DANIEL D. BUTTERS
ATTORNEY: DAVID B. INZANA
423 Main St.
Brockway, PA 15824

SECOND PUBLICATION

DEFELICE, PATSY F. a/k/a PATSY F. JR.

a/k/a PATSY FRANCIS JR. a/k/a
PASQUALE FRANCIS JR.
Late of Punxsutawney Borough
EXECUTOR: PASQUALE FRANCIS
DEFELICE II
ATTORNEY: JOHN M. INGROS
PO Box 15
97 North Gilpin St.
Punxsutawney, PA 15767

RICE, LEROY I.

Late of N. Tonawanda, New York
ADMINISTRATOR: TRICIA E. MAERTEN
ATTORNEY: PATRICK LAVELLE
25 East Park Ave, Ste 2
DuBois, PA 15801

LEVY, RITA J. a/k/a RITA L.

Late of Bell Township
CO-EXECUTORS: RICHARD J. LEVY
AND BETH ANN WRIGHT
ATTORNEY: MICHAEL J. SUPINKA
983 Philadelphia St.
Indiana, PA 15701

BENYACKO, CYNTHIA a/k/a CYNTHIA BYER

Late of Perry Township
EXECUTOR: MARIANNA GLOVER
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

THIRD PUBLICATION

FITZSIMMONS, JERRY B.

Late of Pinecreek Township
ADMINISTRATOR: KELLI R.
BOOKBINDER
ATTORNEY: JEFFREY M. GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

LARIMER, DANA JOYE a/k/a DANA H.

Late of Eldred Township
EXECUTOR: GARY LARIMER
ATTORNEY: JEFFREY M. GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

YOAS, LUTHER E. a/k/a LUTHER EDWIN SR.

Late of Eldred Township
EXECUTOR: LINDA K. DAVIS
ATTORNEY: GREGORY M. BAZYLAK
2 Sylvania St.
Brookville, PA 15825

NOTICE

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State, Corporation Bureau of the Commonwealth of Pennsylvania, on May 14, 2026, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the nonprofit corporation is **Northeast South Poll Cattle Association** and the registered address of the corporation is 1540 McGill Road, Corsica, Pennsylvania 15829. The purpose for which it has been organized is to encourage and extend the influence of South Poll cattle in the Northeast and beyond.

SCOTT C. ALLEN, ESQUIRE
323 Main Street
Brookville, PA 15825
(814) 849-4129

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 687-2025 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, JUNE 19, 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.

JUDGMENT: \$64,225.43
Situating in the Second Ward of the Borough of Punxsutawney, Single family dwelling.
PROPERTY ADDRESS: 106 RIDGE AVENUE, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 22-001-0505

Seized and taken into execution to be sold as the property of JONATHAN ELLSWORTH 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:
VITTI LAW GROUP, INC.
OAKMONT, PA 412-281-1725

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

5/21; 5/28; 6/4

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 681-2025 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, JUNE 19, 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.

Judgment \$212,638.32
PROPERTY ADDRESS: 12951 Route 36, Brookville, PA 15825
UPI / TAX PARCEL NUMBER: 32-402-0221 AA

Seized and taken into execution to be sold as the property of MICHAEL MILES in suit of FREEDOM MORTGAGE CORPORATION.

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

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

5/21; 5/28; 6/4

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 860-2024 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 19, 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.

ALL THAT CERTAIN lot or piece of ground situate in the First Ward, Borough of Punxsutawney, County of Jefferson and Commonwealth of Pennsylvania.

JUDGMENT: \$56,798.28

IMPROVEMENTS: a Residential Dwelling

PROPERTY ADDRESS: 137 CHERRY STREET, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 21-002-0306

Seized and taken into execution to be sold as the property of SARAH P YOUNG, RYAN C YOUNG 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

5/21; 5/28; 6/4

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 132-2022 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 19, 2026
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.

owner(s) of property situate in the Township of Gaskill, Jefferson County, Pennsylvania, being

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$75,772.27

PROPERTY ADDRESS: 12643 ROUTE 36, FKARD2 BOX 230, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 11-588-0131

Seized and taken into execution to be sold as the property of BSRE HOLDINGS LLC, DENEEN PEARCE, MARK L PEARCE, DENEEN PEARCE, MARK L PEARCE, THE UNITED STATES OF AMERICA, US DEPT. OF JUSTICE in suit of ATLANTICA, 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:
ORLANS PC
WAYNE, PA 484-367-4191

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

5/21; 5/28; 6/4

RW-406 (02/25) D.B. -

IN THE COURT OF COMMON PLEAS OF JEFFERSON COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE : NO. 354 TERM, 2026
COMMONWEALTH OF :
PENNSYLVANIA, DEPARTMENT OF :
TRANSPORTATION, OF THE :
RIGHT-OF-WAY FOR STATE :
ROUTE 0322, SECTION 556 : EMINENT DOMAIN PROCEEDING
IN THE BOROUGH OF REYNOLDSVILLE : IN REM

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on 5/14/2026a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on 11/05/2025 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 0322 Section 556 R/W in Jefferson County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on 11/25/2025, in 2025-4057.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.	Parcel No.	Name	Address
3300749000	25	Unknown Owner	Unknown Address
3300750000	26	Unknown Owner	Unknown Address

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kevin D. Pollino
District Right-of-Way Administrator
Engineering District 10-0
Pennsylvania Department of Transportation