



Jefferson County Legal Journal

The Official Legal Journal of the Courts of Jefferson County, PA

**JEFFERSON COUNTY
LEGAL JOURNAL**

c/o Editor
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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

HETRICK, SAMANTHA L. a/k/a SAMANTHA LYN
Late of Warsaw Township
ADMINISTRATOR: DARYL HETRICK
ATTORNEY: SARAH N. GRAPE
Blair Hindman Law Firm
415 Wood St.
Clarion, PA 16214

TYGER, DONALD J. a/k/a DONALD
Late of Bell Township
EXECUTOR: BARBARA A. BOWSER
ATTORNEY: JAY LUNDY
PO Box 74
219 East Union St.
Punxsutawney, PA 15767

STATES, CAROL a/k/a CAROL JO
Late of Punxsutawney Borough
EXECUTOR: TRACY PEARCE
ATTORNEY: NICHOLAS GIANVITO
PO Box 574
314 R. W. Mahoning St.
Punxsutawney, PA 15767

SECOND PUBLICATION

STELLO, DOUGLAS JAMES a/k/a DOUGLAS J.
Late of Punxsutawney Borough
ADMINISTRATOR: JAMIE C. STELLO
ATTORNEY: JAMIE C. STELLO
103 N. Gilpin St.
Punxsutawney, PA 15767

PEPPLER, JAMES T.
Late of Rose Township
EXECUTOR: JUDY L. SANABRIA
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

ROHRBAUGH, RONALD WALTER, SR.
Late of McCalmont Township
ADMINISTRATOR: JENNIFER MacCARTNEY
ATTORNEY: JONATHAN L. DEWALD
McNerney Page Vanderlin & Hall
433 Market St.
Williamsport, PA 17701

BONAVITA, MARYELLEN a/k/a MARYELLEN M.
Late of Eldred Township
EXECUTOR: DENNIS J. BONAVITA
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

CLARKE, RUTH a/k/a RUTH BACHTELL
Late of Brookville Borough
EXECUTOR: ELIZABETH CLARKE FISHEL
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

THIRD PUBLICATION

BARNETT, BERTHA JEAN
Late of Rose Township
EXECUTOR: THOMAS EUGENE BARNETT
ATTORNEY: SHARON SMITH
197 Main St.
Brookville, PA 15825

SMAIL, AMOS a/k/a AMOS L.
Late of Union Township
EXECUTOR: MISTY SMAIL
914 Heidrick St.
Clarion, PA 16214
ATTORNEY: NONE

BENTLEY, FAITH KAY
Late of Perry Township
CO-EXECUTORS: JOHN BRADFORD BENTLEY AND JOHN CALVIN BENTLEY
ATTORNEY: MATTHEW B. TALADAY
PO Box 487
528 Liberty Blvd
DuBois, PA 15801

LEGAL NOTICE

Notice is hereby given by the Jefferson County Tax Claim Bureau pursuant to Section 607 of the Pennsylvania Real Estate Tax Sale Law (Act of July 17, 1947 P. L. 1368, Article IV, Section 607 as amended, 72 Purdon's Statutes, Section 5860.607) that: On October 20th, 2025, the Bureau presented its Return and Petition for Confirmation of Sale to the Court of Common Pleas of Jefferson County, Pennsylvania at No.752-2025 C.D., with regard to those parcels, that were advertised for and exposed to sale at the Jefferson County Courthouse on September 22nd, 2025, and that said Court made a Confirmation Nisi of the Consolidated Return October 20th, 2025.

Objections or exceptions to the Return and Petition for Confirmation of Tax Sale or the right of the Bureau to conduct the sale because of failure on the Bureau's part to comply with the law, may be filed by any owner, or lien creditor within thirty (30) days after the date of Confirmation Nisi of the Consolidated Return. If no objections or exceptions are made within that time, the Return will be confirmed absolutely. Last day to file objections or exceptions to the Upset Tax Sale held on September 22nd, 2025 is NOVEMBER 19TH, 2025.

Jefferson County Tax Claim Bureau
By: Susan L. Seigworth, Director

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 352-2025 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, NOVEMBER 14, 2025
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.

All that certain piece or parcel of land situate in Knox Township, Jefferson County, Pennsylvania conveyed as follows: BEING the same piece or parcel of land conveyed by Mary E. Zoltak, an incapacitated person, by Barbra Zoltak, Guardian of her Person and Estate to Debra M. Britton by deed dated September 4, 2003 and recorded September 4, 2003 in the Office of the Recorder of Deeds of Jefferson County, Pennsylvania in Record Book 275, Page 833.

JUDGMENT: \$39,195.88
PROPERTY ADDRESS: 2955 MARKTON ROAD, KNOXDALE, PA 15847
UPI / TAX PARCEL NUMBER: 14-001-0112

Seized and taken into execution to be sold as the property of NADINE A MASUCCI in suit of TOP TIER 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

10/16; 10/23; 10/30