



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

SIMCHICK, JOHN JOSEPH a/k/a JOHN J.
Late of Snyder Township
EXECUTOR: WILLIAM H. CHAMPLIN II
ATTORNEY: JEFFREY M. GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

MYERS, RODNEY ALLAN a/k/a RODNEY A. a/k/a ROD
Late of Brookville Borough
ADMINISTRATOR: ROBIN LYNN MYERS
257 Euclid Avenue
Brookville, PA 15825
ATTORNEY: NONE

McELHATTAN, RUTH Y.
Late of Young Township
EXECUTOR: KRISTIN A. CRAWFORD
ATTORNEY: JEFFREY M. GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

ZIMMERMAN, ALICE IRENE a/k/a ALICE I.
Late of Brockway Borough
EXECUTOR: MICHELE ZIMMERMAN
ATTORNEY: MATTHEW B. TALADAY
PO Box 487
528 Liberty Blvd.
DuBois, PA 15801

ZAFFUTO, MARGARET L.
Late of Sykesville Borough
ADMINISTRATOR: KONNIE FLOUNLACKER
ATTORNEY: JEFFREY M. GORDON
Gordon & Dennison
293 Main St.
Brookville, PA 15825

SECOND 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-ADMINISTRATORS/TRIX 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

THIRD 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

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