



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

John H. Foradora.....President Judge

Ross F. FerraroPresident
Scott C. Allen.....Vice President
Nicholas A. Gianvito.....Sec./Tres.

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

**QUINLISK, FRANCES ELIZABETH a/k/a
BETSY a/k/a F. ELIZABETH, dec'd**
Late of Punxsutawney Borough
ADMINISTRATOR: JEANNE S.
COUCHOIS, ESQ.
50 Canterbury Drive
Franklinton, NC 27525

**FRANCE, LINDA GAYNELL a/k/a LINDA G.,
dec'd**
Late of Falls Creek Borough
EXECUTOR: APRIL L. FELDBAUER
ATTORNEY: DAVID J. HOPKINS
HOPKINS HELTZEL LLP
100 Meadow Lane, Suite 5
DuBois, PA 15801

SECOND PUBLICATION

**HARTNETT, DELORES JOAN, a/k/a DELORES
J., dec'd**
Late of Brookville Borough
EXECUTOR: TERRY M. HARTNETT
ATTORNEY: DAVID PATRICK KING
PO Box 1016
23 Beaver Drive
DuBois, PA 15801

McCRACKEN, WILLIAM JAMES, dec'd
Late of Brookville Borough
ADMINISTRATOR: MARK A. McCRACKEN
ATTORNEY: SCOTT C. ALLEN
323 Main St.
Brookville, PA 15825

**MORRONE, JACQUELINE, a/k/a
JACQUELINE M., dec'd**
Late of Brookville Borough
EXECUTOR: JENNIFER BATES
ATTORNEY: ZACHARY SHEKELL
PO Box 667
1390 East Main St., Ste. 2
Clarion, PA 16214

**COCHRAN, BONNIE J., a/k/a BONNIE JEAN,
a/k/a BONNIE, dec'd**
Late of Punxsutawney Borough
EXECUTOR: SCOTT MAAS
ATTORNEY: LEIGH ANNE ORTON
ORTON & ORTON
68 East Main St.
North East, PA 16428

THIRD PUBLICATION

SMITH, LENA PAULINE, dec'd
Late of Brookville Borough
ADMINISTRATOR: TAMMY L. FIDDLER
ATTORNEY: JEFFREY M. GORDON
GORDON & DENNISON
293 Main Street
Brookville, PA 15825

YATES, JANET LEE, a/k/a JANET L., dec'd
Late of Falls Creek Borough
EXECUTOR: BETH W. PICCIANO
ATTORNEY: DAVID J. HOPKINS
HOPKINS HELTZEL, LLP
100 Meadow Lane
Suite 5
DuBois, PA 15801

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, February 26, 2024, 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

LANCASTER, STELLA P., dec'd
EXECUTOR: MARY ANN MAHAFFEY
183 Russell Drive
Brockway, PA 15824

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that Meade Chapel United Methodist Church, Inc., a Pennsylvania non-profit corporation, having its registered office is located at 10193 Knox Dale Road, Brookville, PA 15825, has filed a Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that Summerville United Methodist Church, a Pennsylvania non-profit corporation, having its registered office is located at 154 W. Penn Street, Summerville, PA 15864, has filed a Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that Corsica United Methodist Church, a Pennsylvania non-profit corporation, having its registered office is located at 473 Main Street, Corsica, PA 15829, has filed a Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 276-2023 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, MARCH 08, 2024
AT 9:30 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 tract of land situate in the Borough of Brookville, Jefferson County, Pennsylvania, more particularly described in a Deed to April Miller Crance, by Deed of James D. Dennison and Heidi Ulrich Dennison, husband and wife, dated September 20, 2000, and recorded in the Office of the recorder of Deeds for Jefferson County, Pennsylvania, in Record Book 177, page 15

Judgment: \$115,467.69
PROPERTY ADDRESS: 367 BUTLER STREET, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 06-002-0102

Seized and taken into execution to be sold as the property of APRIL M CRANCE in suit of CLARION COUNTY COMMUNITY 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:
LAW OFFICES OF WILLIAM E HAGER, III
NEW BETHLEHEM, PA 814-275-3551

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

2/8; 2/15; 2/22

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 027-2021 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, MARCH 08, 2024
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, parcel or lot of land situate, lying and being in the Third Ward of the Borough of Punxsutawney, Jefferson County, Pennsylvania. BEING THE SAME PREMISES which was conveyed to Arthur L. Winters and Kelly A. Winters, husband and wife, as tenants by the entirety, by deed from Donald E. Heitzenrater and Joy L. Heitzenrater, husband and wife, dated January 4, 1993, recorded January 7, 1993 in the Jefferson County Clerk's/Register's Office in Deed Book 559, Page 212, Instrument #0089.

Judgment Amt.: \$39,694.91
PROPERTY ADDRESS: 311 ASHLAND AVENUE, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 23-002-0708

Seized and taken into execution to be sold as the property of ARTHUR L WINTERS, KELLY WINTERS in suit of U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

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:
ROMANO GARUBO & ARGENTIERI
WOODBURY, NJ

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania

2/8; 2/15; 2/22

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 177-2023 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, MARCH 08, 2024
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 of land situate in, County of Jefferson and Commonwealth of Pennsylvania.
IMPROVEMENTS consist of a residential dwelling.
SOLD as the property of EDELYNE HENRICE and JAMES HENRICE
Judgment: \$99,037.52
PROPERTY ADDRESS: 106 CLEVELAND STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 25-003-0307
Seized and taken into execution to be sold as the property of EDELYNE HENRICE, JAMES HANRICE in suit of CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-4.
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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 215-627-1322

SAMUEL L. BARTLEY, Sheriff
JEFFERSON COUNTY, Pennsylvania