



# 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. Ferraro .....President  
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

**JOHNS, ROBERT E., a/k/a ROBERT EUGENE, dec'd**  
Late of Clover Township  
EXECUTOR: PAMELA J. HENDERSON  
ATTORNEY: JOHN C. DENNISON  
GORDON & DENNISON  
293 Main St.  
Brookville, PA 15825

**HIMES, SANDRA J., a/k/a SANDRA JOYCE, dec'd**  
Late of Brookville Borough  
EXECUTOR: RHONDA M. HIMES  
ATTORNEY: SCOTT C. ALLEN  
323 Main St.  
Brookville, PA 15825

**JARBEK, WILLIAM J., II, a/k/a WILLIAM JOSEPH, II, a/k/a WILLIAM J., dec'd**  
Late of Bell Township  
ADMINISTRATOR: JOSIE JARBECK  
ATTORNEY: DAVID L. YOUNG  
306 W. Mahoning St.  
Punxsutawney, PA 15767

### SECOND PUBLICATION

**PIFER, LOIS M., a/k/a LOIS MARGARET, dec'd**  
Late of Henderson Township  
CO-EXECUTORS: ROSS H. PIFER AND  
ELOISE PIFER ROSS, a/k/a ELOISE  
KOSKO  
ATTORNEY: NONE

**STUART, ROBERT E., a/k/a ROBERT, dec'd**  
Late of Washington Township  
EXECUTOR: LORI A. STUART, a/k/a LORI  
STUART  
ATTORNEY: JEFFREY M. GORDON  
GORDON & DENNISON  
293 Main St.  
Brookville, PA 15825

**HRITZ, JAMES F., a/k/a JAMES FRANCIS, dec'd**  
Late of Punxsutawney Borough  
EXECUTOR: JENNIFER HRITZ  
ATTORNEY: AMY J. MORRIS  
Professional Building  
200 S. Findley St.  
Punxsutawney, PA 15767

### THIRD PUBLICATION

**MCMINN, DONNA LEE, a/k/a DONNA L. a/k/a DONNA O. a/k/a DONNA ORGAN, dec'd**  
Late of Bell Township  
CO-EXECUTORS: MOLLY S. MCMINN  
AND MARSHA K. SHOOP  
ATTORNEY: JAMIE C. STELLO  
103 N. Gilpin St.  
Punxsutawney, PA 15767

**CHRISTNER, HARRY DAVID, dec'd**  
Late of Punxsutawney Borough  
ADMINISTRATOR: ZOE ALEXANDRA  
ELIZABETH GOHN  
ATTORNEY: Querino R. Torretti  
P.O. Box 218  
600 Main St.  
Reynoldsville, PA 15851

**JOHNS, STANLEY L., dec'd**  
Late of Brockway Borough  
EXECUTOR: JONI L. PALADINO  
ATTORNEY: ROSS F. FERRARO  
690 Main St.  
Brockway, PA 15824

**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 4/18/2023 for:

**Punxsutawney Area Hospital Foundation**

81 Hillcrest Drive

Punxustawney, PA 15767-2605

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 644-2022 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 16, 2023**  
**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 those certain tracts or lots of land situate in the Borough of Brookville, Jefferson County, Pennsylvania  
Judgment Amt.: \$105,934.51  
BEING the same premises which Mary McKinley Leroy, Administratrix D. B. N. C. T. A. of the Estate of A. Randon McKinley A/K/A Arthur Randon McKinley by Deed dated 09/12/2000 and recorded 10/06/2000 in the Office of the Recorder of Deeds in and for Jefferson County in Deed Book 178, Page 0338, granted and conveyed unto Ira A. Minor and Tommie W. Minor, his wife. Ira A. Minor departed this life on 03/17/2020. Tommie W. Minor departed this life on 08/02/2016.  
PROPERTY ADDRESS: 12 SOUTH MAIN STREET, BROOKVILLE, PA 15825  
UPI / TAX PARCEL NUMBER: 06-010-0103; 06-010-0704  
Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF IRA A. MINOR, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION.

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:**  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

**CARL J. GOTWALD, SR., Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

5/18; 5/25; 6/1

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 772-2022 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 16, 2023**  
**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.

\*\*\*\*\*  
SPECIALIZED LOAN SERVICING LLC  
v.  
BECKIE S. VALLIES; VERA J. PELKY  
owner(s) of property situate in the THIRD WARD OF THE BOROUGH OF PUNXSUTAWNEY, JEFFERSON County, Pennsylvania, being  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$43,886.40  
PROPERTY ADDRESS: 1006 E MAHONING STREET, PUNXSUTAWNEY, PA 15767  
UPI / TAX PARCEL NUMBER: 23-001-0707

Seized and taken into execution to be sold as the property of BECKIE S VALLIES, VERA J PELKY, OCCUPANTS in suit of SPECIALIZED LOAN SERVICING, 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:**  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA

**CARL J. GOTWALD, SR., Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

5/18; 5/25; 6/1

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 566-2022 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 16, 2023**  
**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 TOWNSHIP OF WINSLOW, County of Jefferson and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

JUDGMENT AMT.: \$36,866.78

SOLD as the property of PAUL R. SIVERLING

PROPERTY ADDRESS: 52 TAPPER LANE, REYNOLDSVILLE, PA 15851

UPI / TAX PARCEL NUMBER: 40-428-0185

Seized and taken into execution to be sold as the property of PAUL R SIVERLING 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:**  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 215-627-1322

**CARL J. GOTWALD, SR., Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

5/18; 5/25; 6/1

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 358-2022 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 16, 2023**  
**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.

\*\*\*\*\*

Judgment Amt.: \$60,587.28

PROPERTY ADDRESS: 79 OVERBECK ROAD, BROOKVILLE, PA 15825

UPI / TAX PARCEL NUMBER: 32-001-0302

Seized and taken into execution to be sold as the property of DUSTIN J ROWLES, OCCUPANTS in suit of WELLS FARGO BANK, N.A..

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

**CARL J. GOTWALD, SR., Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

5/18; 5/25; 6/1

**SHERIFF'S SALE**  
**By Virtue of a Writ of Execution**  
**(Mortgage Foreclosure)**  
**No. 552-2022 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 16, 2023**  
**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.

\*\*\*\*\*

Property to be sold is situated in the Municipality of Ringgold, County of Jefferson and Commonwealth of Pennsylvania.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$57,211.35

PROPERTY ADDRESS: 3825 ROUTE 536, RINGGOLD, PA 15770

UPI / TAX PARCEL NUMBER: 31-501-0113-3

Seized and taken into execution to be sold as the property of ESTATE OF BONNIE LEE MINICK, DALE E MINICK, INDIVIDUALLY AND AS HEIR OF BONNIE LEE MINICK, TRACIE L MINICH, AS ADMINISTRATIX OF THE ESTATE OF BONNIE LEE MINICK, TRACIE L MINICH, AS ADMINISTRATIX OF THE ESTATE OF BONNIE LEE MINICK, JASON M MINICK, AS HEIR OF BONNIE LEE MINICK, JASON M MINICK, AS HEIR OF BONNIE LEE MINICK, AMANDA S SWINEFORD, AS HEIR OF BONNIE LEE MINICK in suit of U.S BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES IV 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:**  
FRIEDMAN VARTOLO LLP  
GARDEN CITY, NY 212-471-5100

**CARL J. GOTWALD, SR., Sheriff**  
**JEFFERSON COUNTY, Pennsylvania**

5/18; 5/25; 6/1

# SEARCH UNCLAIMED PROPERTY

Jefferson County has unclaimed property waiting to be claimed.  
For information about the nature and value of the property,  
or to check for additional names, visit [www.patreasury.gov](http://www.patreasury.gov)  
Pennsylvania Treasury Department

## Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

### Jefferson County

Listed in Alphabetical Order by Last Known Reported Zip Code

#### 15711

Daughtery Susan

#### 15715

Carrick Charles Est  
Condron W A  
Gwinn Donna J  
Kerr Mirian L  
Muth Robyn C

#### 15744

Kunselman George L  
Smith Dolores

#### 15767

Arose Robert  
Barker Michael  
Beatty Courtney  
Benjamin Christine  
Bennett Bernadine E  
Bowers George C, Sarah B  
Cekovsky Michael J  
Cressley Thomas Jr  
Dobson Philip  
Dr Bradley J Magill  
Drayer Paul R  
Fairman Michael M  
Gallagher Amanda  
Geer John B  
Gordon Carl  
Greene Kate Elaine  
Greene William David  
Gross Donna J  
Hanna David  
Hopkins Misty D  
Kennis Gary C  
Kullagruppen Usa Holding  
Lewis Andrew B  
Lonjin Gloria  
Lucas Sage  
Maczko Robert L  
Marie Matthew D  
Mlechick James R  
Motter Carol L  
Murray William  
Nguyen Loi  
Osikowicz Leslie E  
Ostrowski Living Trust, Davie J  
Ostrowski Loretta S, David J  
Pavlosky Mark  
Philliber Kirsteen  
Pisarchick Dan  
Ransbottom Sandra K

Rhoades William F, Helen E  
Roseberry Lucille  
Roy George W  
Roy Lisa A  
Ruth William C  
Scott L Anthony dba Punxsy  
Skarbek Charlene B  
Smith Daniel B Jr  
Smith Gerald W  
Snair Joshua  
Snyder Keith D  
Sprague Herbert H  
Timko Kendall R  
Vandyke Joan E  
Volpe Rita M  
Walking Through Grief  
White James A  
Windsor Tifani

#### 15778

George James D

#### 15780

Coleman Michael W  
Gm Financial

#### 15824

Abrahamson Carl  
Becker Anthony  
Brady Vickie  
Claycomb Logan E  
Coder Gavin P  
Copeland E J  
Dennis J C  
Fghgvjn Gjnfvm  
Green Melvin F Jr  
Hall James J  
Hart Tiffany R  
Hatchett G  
Hetrick Jody  
Jennie Fitz G Auto Sales  
Johnson Lois, B B  
Joseph Jr  
Kardar Cindy  
Kliewer M V  
Knapp Shawn D  
Majmundar Sughosh  
Mcintyre L J  
Mullins B J  
Pearce Matthew S  
Potts J W  
Robbins Autumn  
Shahmoradi Angie

Snyder Michelle M  
Steele Louise M  
Sweet Soil Inc  
Thomas Dana  
Tracy Miller  
Underwood O E  
Wildnauer James, Janice E

**15825**

Brandon Pamela P  
Brookville Area United  
Brookville Lanes  
Brown Michael  
Commons William D  
Conner Romayne A  
Cook Kelly  
Credit Acceptance Corp  
Denny S Brookville  
Fitzgerald James  
Frampton Melissa, James  
Garris Kurtis E  
Health Services of Clari  
Heffner Ronald E  
Lauf Means  
Lindberg Marvin  
Mathewson Bertha M  
Matson Lumber Company  
Mgk Techincorporated  
Penone Josephine L  
Ramsey William L Jr  
Richards Harold L  
Roberts Alexander  
Rodriguez Valerie  
Rudolph Phyllis  
Sampson Shelley S  
Sarvey Melinda  
Tashan Mark  
Wingard Robert P  
Wolverton Christine L

**15829**

Alcorn Thomas  
Clinger Deborah  
Elder Jerry M  
Huffman Seth R  
Iwanczuk Joseph

**15840**

Chileski Bernice M  
Gateway Humane Society  
Hepler Lisa K  
Huff Kayla  
Kelly Ronald  
Mooney Thurston L  
Tschopp Heather L  
Williams Jesse L

**15851**

Armagost John R  
Bantly Douglas  
Baranick Jodee M  
Brady Brandi N  
Byler Eli E  
Community First Bank

Day Corry  
Diaz John H  
Douglas Bantly  
Ellis Craig C  
Foley James F  
Gula John S  
Haydt Carolyn D  
Jones William O  
Kiel William  
Lougee John E  
McCabe Drug Llc  
Mcgee William C  
Michael White and Johnson  
Mw Lawn Care  
Myers Alton  
Myers Doug W  
Powell Harry  
Reed Appraisals  
Reed Carol L, John F  
Reynoldsville Water Auth  
Savers Mary L Est  
Sfakianos Helen  
Skunda Joe  
Stahlman Priscilla J  
Uplinger Mary S  
Whipple John E  
Zozos Nee

**15860**

Daniels Nathan A  
Dick Donna Means, Walter  
Hodak Anthony  
Mccauley Keith  
Odonnell Mary Jane  
Truman Henry  
Vansteenbergh A Margaret  
Vector Security Inc  
Virgili Nancy J

**15864**

Baughman Richard A  
Keller Paul  
Klawuhn Thomas  
Martin Bruce  
Minich Jonna E

**15865**

Barich Donna Jean, Louis L  
Burnside James E  
Dechurch Olga  
Nissel Jesse A  
Steward Kyle