



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

FLEEGER, JOHN C., SR., a/k/a JOHN C., a/k/a JOHN CALVIN, SR., dec'd
Late of Washington Township
ADMINISTRATOR: LINDA J. FLEEGER
ATTORNEY: PAULA M. CHERRY
P.O. Box 505
DuBois, PA 15801

METZ, ELINOR, dec'd
Late of Perry Township
ADMINISTRATOR: RIVER COMMUNITIES
FIDUCIARY SERVICES INC.
ATTORNEY: MICHELLE A. ROSS
525 William Penn Place
28th Floor
Pittsburgh, PA 15219

SECOND PUBLICATION

PALOWITCH, TIMOTHY J., a/k/a TIMOTHY JOSEPH, dec'd
Late of Brookville Borough
EXECUTOR: DONNA CARDIFF
BAUMANN
4104 Stansburg Mill Rd.
Monkton, MD, 21111
ATTORNEY: NONE

THIRD PUBLICATION

PORRIN, SUSAN L., dec'd
Late of Falls Creek Borough
ADMINISTRATOR: MICHAEL R. PORRIN
ATTORNEY: CHRISTOPHER E. MOHNEY
51 Beaver Dr.
Suite 1
DuBois, PA 15801

FETZER, JACQUELINE M., a/k/a JACQUELINE, dec'd
Late of Brookville Borough
EXECUTOR: JANET F. JONES
ATTORNEY: JEFFREY M. GORDON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

KEYS, GWENDOLYN Q., dec'd
Late of Warsaw Township
EXECUTOR: WILLIAM L. KEYS
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

CHITESTER, DOLORES M., a/k/a DOLORES MARIE, dec'd
Late of Knox Township
EXECUTOR: JAMES N. CHITESTER, a/k/a JAMES NELSON CHITESTER
ATTORNEY: JOHN C. DENNISON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

WELSH, SHIRLEY E., a/k/a SHIRLEY ELMIRA, dec'd
Late of Henderson Township
CO-EXECUTORS: GARRY E. WELSH and KEVIN L. WELSH
ATTORNEY: DAVID P. KING
P.O. Box 1016
23 Beaver Dr.
DuBois, PA 15801

MILLER, JANE ELIZABETH, a/k/a JANE E., dec'd
Late of Brookville Borough
EXECUTOR: FREDERICK S. BAUGHMAN
ATTORNEY: DAVID J. HOPKINS
HOPKINS HELTZEL LLP
100 Meadow Ln.
Suite 5
DuBois, PA 15801

HOFFMAN, BEVERLY E., a/k/a BEVERLY ELAINE, a/k/a BEVERLY, dec'd
Late of Warsaw Township
ADMINISTRATOR: KEVIN HOFFMAN
ATTORNEY: GREGORY D. SOBOL
275 Main St.
Suite 2
Brookville, PA 15825

NOTICE

Effective September 1, 2023, the rates for the Jefferson County Legal Journal will increase as follows:

- 1 year subscription - \$75.00
- single copy of legal journal - \$1.50
- 3 publications of estate and trust notices - \$75.00
- single column notice - \$25.00 per inch
- double column notice - \$50.00 per inch

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 134-2023 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, AUGUST 18, 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.

Judgment Amt: \$31,587.07
PROPERTY ADDRESS: 93 MABON STREET, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 06-012-0613
Seized and taken into execution to be sold as the property of SHAWN S ZIMMERMAN in suit of FARMERS NATIONAL BANK OF EMLENTON, N/K/A FARMERS NATIONAL BANK OF CANFIELD.

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:
LYNN, KING & SCHREFFLER, P.C.
EMLENTON, PA 814-867-5921

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

7/20; 7/27; 8/3

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 161-2023 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, AUGUST 18, 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 Pinecreek Township, County of Jefferson and Commonwealth of Pennsylvania.
Judgment: \$54,497.89
IMPROVEMENTS consist of a residential dwelling.
PROPERTY ADDRESS: RD 5 BOX 68, ROUTE 28, BROOKVILLE, PA 15825
UPI / TAX PARCEL NUMBER: 18-304-0127

Seized and taken into execution to be sold as the property of HOWARD D DAWSON in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS4.

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

7/20; 7/27; 8/3

SHERIFF'S SALE
By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 193-2022 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, AUGUST 18, 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.

Improvements thereon consist of vacant land.

Judgment Amount: \$71,109.68

PROPERTY ADDRESS: 670 MAIN STREET, CORSICA, PA 15829

UPI / TAX PARCEL NUMBER: 08-003-0108

Seized and taken into execution to be sold as the property of TINA RITTENHOUSE, TENANT/OCCUPANTS in suit of RUSHMORE LOAN MANAGEMENT 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:
HLADIK, ONORATO & FEDERMAN, LLP
NORTH WALES, PA 215-855-9521

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

7/20; 7/27; 8/3

D.B. - Instrument Number - 2023-002482
**IN THE COURT OF COMMON PLEAS OF
JEFFERSON COUNTY, PENNSYLVANIA**

IN RE: CONDEMNATION BY THE : NO. 550 TERM, 2023
COMMONWEALTH OF :
PENNSYLVANIA, DEPARTMENT OF :
TRANSPORTATION, OF THE :
RIGHT-OF-WAY FOR STATE :
ROUTE 3003, SECTION 553 :
IN THE TOWNSHIP OF CLOVER : EMINENT DOMAIN PROCEEDING
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 July XX, 2023 a 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 May 23, 2023 a plan entitled Drawings Authorizing Acquisition of Right of Way for State Route 3003 Section 553 R/W in Jefferson County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on June 1, 2023, in Jefferson County.

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
3300701000	6	Joseph M. Dickey (deceased) Heirs unknown and unlocatable	

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

Kevin D. Pollino

District Right-of-Way Administrator
Engineering District 10-0
Pennsylvania Department of Transportation