



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

WYLAM, THOMAS A., dec'd
Late of Reynoldsville Borough
EXECUTOR: ROBERT WYLAM
ATTORNEY: QUERINO R. TORRETTI
P.O. Box 218
600 Main St.
Reynoldsville, PA 15851

**LINDEMUTH, CLYDE WILLIAM, JR., a/k/a
CLYDE W., dec'd**
Late of Warsaw Township
CO-EXECUTORS: TERESA ANN CLONTZ
AND WILLIAM CRAIG LINDEMUTH
ATTORNEY: JEFFREY M. GORDON
GORDON & DENNISON
293 Main St.
Brookville, PA 15825

**KUNSELMAN, JERRY LEE, a/k/a JERRY,
dec'd**
Late of Beaver Borough, Beaver County
EXECUTOR: TODD KUNSELMAN
ATTORNEY: JEFFREY LUNDY
P.O. Box 74
219 E. Union St.
Punxustawney, PA 15767

ROSS, KAREN MARIE, a/k/a KAREN M., dec'd
Late of Falls Creek Borough
EXECUTOR: TIMOTHY ROBERT ROSS,
JR.
ATTORNEY: QUERINO R. TORRETTI
P.O. Box 218
600 Main St.
Reynoldsville, PA 15851

ORRIS, LOIS LARYNE, a/k/a LOIS L., dec'd
Late of Brookville Borough
EXECUTOR: VALERIE SMITH
ATTORNEY: JOSEPH H. ELLERMEYER
ACHILLE LAW P.C.
379 Main St.
Brookville, PA 15825

SECOND PUBLICATION

SMYERS, ALICE A., dec'd
Late of Sykesville Borough
EXECUTOR: CARL D. SMYERS, JR
ATTORNEY: PAULA M. CHERRY
P.O. Box 505
DuBois, PA 15801

THIRD PUBLICATION

LANCASTER, STELLA P., dec'd
Late of Brockway Borough
EXECUTOR: MARY ANN MAHAFFEY
ATTORNEY: JEFFREY S. DUBOIS
P.O. Box 487
210 McCracken Run Rd.
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, November 28, 2022, 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.

FIRST PUBLICATION

JOSEPH J. FRAMPTON, dec'd
ADMINISTRATOR: JUSTIN M. FRAMPTON
14 Spur 64 Rd.
Corsica, PA 15829

MUNDERF CEMETERY ASSOCIATION TRUST

TRUSTEE: JODY K. GEYER, TRUST
COMPLIANCE ADMINISTRATION
MANAGER
FIRST COMMONWEALTH BANK
111 S. Main St.
P.O. Box 760
Greensburg, PA 15601
2016-2018 Triennial Report

MUNDERF CEMETERY ASSOCIATION TRUST

TRUSTEE: JODY K. GEYER, TRUST
COMPLIANCE ADMINISTRATION
MANAGER
FIRST COMMONWEALTH BANK
111 S. Main St.
P.O. Box 760
Greensburg, PA 15601
2019-2020 Triennial Report

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, DECEMBER 16, 2022
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 mthe 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.

By virtue of Writ of Execution No. 2022-00193
Rushmore Loan Management Services, LLC (Plaintiff) vs. Tina Rittenhouse, (Defendant)
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

11/3; 11/10; 11/17

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 320-2022 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, DECEMBER 16, 2022
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.

BEING the same premise granted and conveyed from Rodney L. Windsor, Sr. and Katherine L. Windsor, husband and wife, to Douglas P. Lemmon and Mary Lynn Lemmon, husband and wife, by Deed dated September 27, 2008, and recorded in the Office of Recorder of Deeds of Jefferson County, at Record Book Volume 491, Page 648.

BEING THE SAME PREMISES which Douglas P. Lemmon and Mary Lynn Lemmon, husband and wife, by Deed dated June 9, 2017 and recorded June 9, 2017 in the Office of the Recorder of Deeds in and for the County of Jefferson, Pennsylvania in Book 775, Page 246 granted and conveyed unto Bryan P. Adams and Jennifer A. Adams, husband and wife, tenants by the entireties, in fee.

Judgment Amt.: \$28,692.99
PROPERTY ADDRESS: 711 WEST MAHONING STREET, PUNXSUTAWNEY, PA 15767
UPI / TAX PARCEL NUMBER: 25-006-0411

Seized and taken into execution to be sold as the property of BRYAN P ADAMS, OCCUPANTS, JENNIFER A ADAMS in suit of FIRST HERITAGE FINANCIAL.

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:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

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

11/3; 11/10; 11/17

SHERIFF'S SALE

By Virtue of a Writ of Execution
(Mortgage Foreclosure)
No. 270-2022 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, DECEMBER 16, 2022
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.

Rushmore Loan Management Services, LLC (Plaintiff) vs. David W. Rotsch a/k/a David Wayne Rotsch and Lindsay M. Rotsch a/k/a Lindsay Marie Rotsch (Defendants)

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$165,213.47

PROPERTY ADDRESS: 33 WITHEROW STREET, PUNXSUTAWNEY, PA 15767

UPI / TAX PARCEL NUMBER: 03-001-0221-F, 03-001-0221-J

Seized and taken into execution to be sold as the property of DAVID W ROTSCH, LINDSAY M ROTSCH, LINDA M ROTSCH, LINDSAY M ROTSCH, LINDSAY M ROTSCH 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

11/3; 11/10; 11/17

