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Jefferson County Legal Journal

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JEFFERSON COUNTY LEGAL JOURNAL

c/o Editor

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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

11/3: 11/10: 11/17

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

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

PRÖPERTY 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

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

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

IN THE COURT OF COMMON PLEAS OF BLAIR COUNTY, PENNSYLVANIA CIVIL DIVISION

STEICO, INC.

NO. 3008 GN 2022

Plaintiff

ACTION TO QUIET TITLE

VS.

JOSEPH J. BARLETTA, KATHRYN BARLETTA, :
THOMAS L. BARLETTA, GEORGE E.
BARLETTA, and MARY BARLETTA and :
JOSEPH J. BARLETTA, THOMAS L. BARLETTA :
and GOERGE E. BARLETTA, co-partners, :
t/d/b/a QUAKER INDUSTRIES COMPANY :
Their successors and assigns and every other person:
whomsoever has or claims to have any right, :
title or interest in or to the hereinafter described :
premises or any part thereof, :

Defendants

NOTICE

TO THE ABOVE DESIGNATED DEFENDANTS:

You are hereby notified that on the 23rd day September, 2022, the above-named Plaintiff filed a Complaint endorsed with a Notice to Plead against you in an Action to Quiet Title to premises situate in City of Altoona, County of Blair and State of Pennsylvania, which premises are more particularly bounded and described as follows:

Beginning at a point along the Northern most legal right of way line of Juniata Gap Road, said point being along lands now or formerly of Marian U. Coppersmith Fredman; thence from said point and along lands now or formerly of Marian U. Coppersmith Fredman the following four (4) courses and distances: North 08° 20' 15" East, a distance of 1.58 feet to a point; thence North 46° 50' 15" East, a distance of 21.00 feet to a point; thence along an arc deflecting to the right having a radius of 123.00 feet, a chord bearing of North 68° 22' 02" East, a chord distance of 69.06 feet, along said arc a distance of 70.00 feet to a point; thence North 84° 40' 15" East, a distance of 126.30 feet to a point, said point being the common property corner of lands now or formerly of Reinhart Real Estate Group, Inc.; thence from said point and along lands now or formerly of Reinhart Real Estate Group, Inc. the following two (2) courses and distances: South 42° 22' 45" East, a distance of 27.73 feet to a point; thence North 87° 10' 01" East, a distance of 107.63 feet to a point, said point being the common property corner of lands now or formerly of Reinhart Real Estate Group, Inc. and lands now or formerly of Morgan Signs, Inc.; thence from said point and along lands now or formerly of Morgan Signs, Inc., South 02° 52' 16" East, a distance of 52.35 feet to a point along the Northern most legal right-of-way line of Juniata Gap Road; thence from said point and along the Northern most legal right-of-way line of Juniata Gap Road the following five (5) courses and distances: along an arc deflecting to the left having a radius of 976.73 feet, a chord bearing of North 88° 00' 43" West, a chord distance of 202.36 feet, along said arc a distance of 364.41 feet, a chord bearing of South 86° 02' 31" West, a distance of 35.80 feet to a point; thence along an arc deflecting to the right having a radius of 364.41 feet, a chord bearing of South 88° 51' 27" West, a chord distance of 35.80 feet to a point; thence North 85° 33' 34" West, a distance

By Order of the Court of Common Pleas of Blair County, Pennsylvania, entered the 28th day of October, 2022, by Judge Jackie Atherton Bernard you are hereby required to plead to said Complaint within twenty (20) days of the publication of this notice. For failure to do so, a judgment of default may be entered against you.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

MIDPENN LEGAL SERVICES 171 Lakemont Park Blvd. Altoona, PA 16602 (800) 326-9177 (814) 943-8139

Serve all papers on: J. Benjamin Yeager, Esquire Yeager & Eberhardt 350 Lakemont Park Boulevard, Ste. 1 Altoona, PA 16602