



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

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

SECOND 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

THIRD PUBLICATION

GUTHRIE, RAMON G., dec'd
Late of Winslow Township
EXECUTOR: KIMBERLY DAWN GUTHRIE
ATTORNEY: MARY L. POTHOVEN
531 Jackson St.
P.O. Box 338
Reynoldsville, PA 15851

BURROUGHS, DORLIES, dec'd
Late of Young Township
EXECUTOR: LORRAINE J. CHERIAN
ATTORNEY: DAVID L. YOUNG
306 W. Mahoning St.
Punxsutawney, PA 15767

LINDENPITZ, DAVID A., a/k/a DAVID ALAN, dec'd
Late of Winslow Township
EXECUTOR: CHRISTINA M. BARLEY
ATTORNEY: DAVID B. INZANA
423 Main St.
Brockway, PA 15824

YOST, MILDRED N., a/k/a MILDRED, dec'd
Late of Brookville Borough
EXECUTOR: RICHARD A. YOST
ATTORNEY: JAMES D. DENNISON
DENNISON LAW OFFICES P.C.
395 Main St.
Suite A
Brookville, PA 15825

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Sycamore II, Inc., a Pennsylvania Business Corporation, with an address of 23 Lewis Street, Punxsutawney PA 15767, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Claims should be submitted to: c/o: Nicholas Gianvito, Esq., PO Box 574, Punxsutawney PA 15767

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Punxsutawney Sycamore Realty Corporation, Inc., a Pennsylvania Business Corporation, with an address of 23 Lewis Street, Punxsutawney PA 15767, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. Claims should be submitted to: c/o: Nicholas Gianvito, Esq., PO Box 574, Punxsutawney PA 15767

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