

# SOMERSET LEGAL JOURNAL

## FIRST PUBLICATION

### EXECUTORS NOTICE

Estate of **MABEL A. FISH**, a/k/a **MABLE A. FISH**, deceased, late of Hooversville Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Milos Buncich, III, Executor, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **MILOS BUNCICH, III**, Executor, 25263 Estrada Circle, Punta Gorda, FL. 33955-4225  
No. 00430 Estate 2024  
**LOIS WITT CATON**, Esquire  
Fike, Cascio & Boose 454

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### EXECUTRIX NOTICE

Estate of **FREDERICK W. GROSS**, a/k/a **FRED W. GROSS**, deceased late of Somerset Township, Somerset County, Pennsylvania. Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make a payment, and those having claims or demands against the Estate to make the same known, without delay to: **CATHY J. SHAULIS**, 2131 W. Bakersville Edie Road, Somerset, Pennsylvania 15501  
Estate 56-24-00083  
**MARK D. PERSUN**, Esquire  
158 East Main Street  
Somerset, Pennsylvania 15501  
814-445-4021  
Attorney for the Estate 454

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### EXECUTOR'S -

#### ADMINISTRATOR'S NOTICE

Estate of **MARY K. HARBAUGH**, Deceased, Late of Elk Lick

Township, Somerset County, PA. Letters of Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: Executrix: **DONNA BIRMINGHAM**, 145 Puffs Court, Springs, PA 15562  
Reference: No. 382 Estate 2024  
Attorney for the Estate:  
**GEORGE B. KAUFMAN**, Esq.  
P.O. Box 284  
Somerset, PA 15501 454

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### ADMINISTRATOR'S NOTICE

Estate of **WILLIAM F. HILL**, a/k/a **WILLIAM FARRELL HILL**, deceased late of Meyersdale Borough, Somerset County, Pennsylvania. Letters of Administration on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make a payment, and those having claims or demands against the Estate to make the same known, without delay to: **CYNDE HUTCHINSON**, Co-Administrator; **MARK HILL**, Co-Administrator, c/o Mark D. Persun, Esquire, 158 East Main Street, Somerset, Pennsylvania 15501  
Estate 56-24-00097  
**MARK D. PERSUN**, Esquire  
158 East Main Street  
Somerset, Pennsylvania 15501  
814-445-4021  
Attorney for the Estate 454

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### EXECUTOR'S NOTICE

Estate of **JAMES BERNARD MURPHY**, Late of Somerset Township, Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are

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requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **CARL E. MURPHY**, 195 Bronco Drive, Berlin, Pennsylvania 15530  
No. 475 Estate 2023

Yelovich Flower & McCoy  
**DAVID J. FLOWER**, Attorney  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 454

## ADMINISTRATORS NOTICE

Estate of **JOHN PETRO**, deceased, late of Rockville, Montgomery County, Maryland. Letters of Administration in the above estate having been granted to Susan M. Petro, Administratrix, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **SUSAN M. PETRO**, Administratrix, 12812 Turkey Branch Parkway, Rockville, MD. 20853  
No. 00418 Estate 2024

**LOIS W. CATON**, Esquire  
Fike, Cascio & Boose 454

## EXECUTOR/EXECUTRIX NOTICE

Estate of: **JEFFERY LYNN PYLE** a/ k/ a **JEFFREY L. PYLE, SR.**, Late of: SOMERSET TOWNSHIP, SOMERSET COUNTY, PA. LETTERS TESTAMENTARY on the above estate having been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **JODY LEEANN CANE**, 1757 Water Level Road, Somerset, Pennsylvania 15501  
No. 357 Estate 2024  
**SCOTT A. WALKER, ESQ.**

**SCOTT A. WALKER**, ATTORNEY AT LAW, LLC  
118 West Main Street, Suite 103  
Somerset, Pennsylvania 15501  
Attorney for Estate 454

## EXECUTOR'S NOTICE

Estate of **AUDREY ANN SHEELER** a/k/a **AUDREY A. SHEELER**, Late of Somerset Township, Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **STEVEN E. OHLER**, 1485 Husband Road, Somerset, Pennsylvania 15501; **SALLY A. COSLIC**, 1339 Husband Road, Somerset, Pennsylvania 15501  
No. 391 Estate 2024

Yelovich Flower & McCoy  
**DAVID J. FLOWER**, Attorney  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 454

## EXECUTOR'S- ADMINISTRATOR'S NOTICE

ESTATE OF: **KAREN STARKEY** a/k/a **KAREN ANN STARKEY**, Late of: Wellersburg Borough Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **GARY STARKEY** – Executor, 621 Glade City Road, Meyersdale, PA 15552  
Estate No. 00412 of 2024  
Attorney **MARCI L. MILLER**

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214 East Union Street  
Somerset, PA 15501 454

## EXECUTORS NOTICE

Estate of **DONALD EUGENE WALKER**, a/k/a **DONALD E. WALKER**, deceased, late of Black Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Karen G. Walker, Executrix, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **KAREN G. WALKER**, Executrix, 305 Galico Rd., Rockwood, PA. 15557  
No. 00410 Estate 2024  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 454

## SECOND PUBLICATION

### ADMINISTRATOR'S NOTICE

Estate of **EUGENE FRANKLIN BLOUGH, SR.** a/k/a **EUGENE F. BLOUGH, SR.**, Late of Shade Township, Somerset County, Pennsylvania. Letters Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **APRIL ANN DEWITT**  
No. 427 Estate 2024  
Yelovich Flower & McCoy  
**DAVID J. FLOWER**, Attorney  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 453

## EXECUTORS' NOTICE

Estate of **EDNA F. LANE**, Deceased, Late of Somerset Township, **SOMERSET COUNTY**,

**PENNSYLVANIA.** Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to **THOMAS LANE** and **ROBERT LANE** Executors, 1978 Husband Road, Somerset, Pennsylvania 15501 and 4260 Water Level Road, Rockwood, Pennsylvania 15557. respectively  
No. 56-24-00409  
**PATRICK P. SVONAVEC**, Esq.  
Barbera, Melvin & Svonavec, LLP, Attorney  
146 West Main Street  
Somerset, Pennsylvania 15501 453

## EXECUTORS NOTICE

Estate of **SARA ELIZABETH MAUST**, a/k/a **SARA E. MAUST**, deceased, late of Berlin Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Darlene M. Beachley and Jacquelyn K. Daniel, Co-Executors, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **DARLENE M. BEACHLEY**, Co-Executor, PO Box 71, Berlin, PA. 15530; **JACQUELYN K. DANIEL**, Co-Executor, 300 Laurel Moors Drive, Exton, PA. 19341  
No. 00397 Estate 2024  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 453

## EXECUTORS NOTICE

Estate of **DONNA Y. RECKNER**, a/k/a **DONNA RECKNER**, deceased, late of Jenner Township, Somerset County, Pennsylvania.

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Letters Testamentary in the above estate having been granted to Lisa Reckner Miller, Executrix, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: LISA RECKNER MILLER, Executrix, 1000 Imperial Drive, Pittsburgh, PA. 15236  
No. 00411 Estate 2024  
ALLYSON N. LONAS, Esquire  
Fike, Cascio & Boose 453

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**ADMINISTRATOR'S NOTICE**  
IN THE ESTATE OF **GEORGE R. THOMPSON**, late of the Borough of Windber, County of Somerset and Commonwealth of Pennsylvania, deceased. NOTICE is hereby given that Letters of Administration in the Estate of the above named Decedent have been granted to the Undersigned. All persons indebted to said Estate are requested to make payment, and those having claims against the same will make them known without delay to: DONALD D. THOMPSON, 2251 William Penn Avenue, Johnstown, PA 15909  
COLT A. McKELVEY  
McKELVEY KARGO  
1266 Forest Hills Drive  
Salix, Pennsylvania 15952 453

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**EXECUTRIX NOTICE**  
ESTATE OF **LLOYD P. WALKER**, a/k/a **LLOYD PAUL WALKER**, Deceased, LATE OF WINDBER BOROUGH, Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: LINDA J.

WALKER, Executrix, 350 Pauline Lane, Windber, PA 15963  
Estate No. 56-24-00402  
JEFFREY W. ROSS, Esq.  
HAROLD SHEPLEY &  
ASSOCIATES, LLC  
209 West Patriot Street  
Somerset, PA 15501  
(814) 444-0500  
Attorney for the Estate 453

## THIRD PUBLICATION

### EXECUTOR'S NOTICE

In the Estate of **JANE D. BALOG**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. NOTICE is hereby given that Letters Testamentary in the Estate of the above named decedent have been granted to the undersigned. All persons indebted to said Estate are requested to make payment, and those having claims or demands against the same will make them known without delay to: ANN DESTADIO, Executor c/o D. C. Nokes, Jr., Law Offices, 243 Adams Street, Johnstown, PA 15901  
D. C. NOKES, Jr.  
Attorney for Executor  
243 Adams Street  
Johnstown, PA 15901 452

### EXECUTOR'S NOTICE

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IN THE ESTATE OF **RICHARD E. BERKEBILE**, late of the Township of Conemaugh, County of Somerset and Commonwealth of Pennsylvania, deceased. NOTICE is hereby given that Letters Testamentary in the Estate of the above named Decedent have been granted to the Undersigned. All persons indebted to said Estate are requested to make payment, and those having claims against the same will make them known without delay to: TERRY A. BERKEBILE, 88 Thoburn Street,

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Johnstown, PA 15905  
COLT A. McKELVEY  
McKELVEY KARGO  
1266 Forest Hills Drive  
Salix, Pennsylvania 15952 452

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**ESTATE NOTICE**

Estate of **BETTY L. GINDLESPERGER**, deceased, Late of Paint Township, Somerset County, Pennsylvania. Letters Testamentary on the above Estate having been granted to the following; all persons indebted to the said Estate are requested to make payment and those having claims or demands against the Estate to make the same known, without delay to: JANE D. MARLOWE, 518 Liberty Avenue, Johnstown, PA 15905; JACK D. GINDLESPERGER, JR., 1227 Berkey Road, Windber, PA 15963 Estate No. 56-24-0270  
CARL WALKER METZGAR, Esquire Metzgar & Metzgar, LLC  
202 East Main Street  
Somerset, PA 15501  
814-445-3371  
Attorney for the Estate 452

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**ADMINISTRATOR'S NOTICE**

Estate of **VIRGINIA RUTH RISSMILLER** a/k/a **VIRGINIA R. RISSMILLER**, Late of Elk Lick Township, Somerset County, Pennsylvania. Letters Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: SUSAN G. FLEAGLE, 14 Pine Ridge Circle, Enola, PA 17025 No. 17 Estate 2024  
Yelovich Flower & McCoy  
DAVID J. FLOWER, Attorney

102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 452

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**CO-EXECUTORS' NOTICE**

Estate of **GERALD A. STERN**, Late of Boswell Borough, SOMERSET COUNTY, PA. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to CYNTHIA E. KAUFMAN and/or ROGER L. STERN, 530 Center Street, Boswell, PA 15531  
No. 56-24-00371  
MEGAN E. WILL, Esq. 452

**IN THE COURT OF COMMON PLEAS OF SOMERSET COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION**

No. 20 ADOPTION 2024

Re: Adoption of S.G.T.

AND NOW, this 25<sup>th</sup> day of September, 2024, upon consideration of the foregoing Petition for Involuntary Termination of Parental Rights filed in the above-referenced matter, and having come before this court to be heard, and after hearing on the same, the court specifically finds by clear and convincing evidence that the Natural Father, **Matthew Gyorko**, Respondent, has, by conduct continuing for a period of at least 6 months immediately preceding the filing of the petition, has failed to perform parental duties and under the totality of the circumstances of which the failure is unjustified, and that termination of parental rights and duties would best serve the needs and

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welfare of the child.

THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that all parental rights and duties of **Matthew Gyorko**, birth father, in respect to **S.G.T., DOB 02/07/2018** are terminated forever in accordance with the Adoption Act, 23 Pa. C.S.A. §2511(a)(1), 2511(a)(2) and 2511(b), said termination to extinguish the power or the right of said birth parent to object to or receive notice of adoption proceedings;

AND IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, that the custody of the minor child, **S.G.T.**, is hereby awarded to **Laura R. Pritts-Shroyer** and **Justin T. Shroyer**, proposed adoptive parents, until further order of court.

**NOTICE: MATTHEW GYORKO**, shall have the right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, or file with the Court and with the Department of Public Welfare pursuant to §2905(d) of the Adoption Act, for the purpose of making that information available to the person to be adopted and to the adoptive parents under the conditions specified in §2905(d).

**TO MATTHEW GYORKO: YOU HAVE 30 DAYS FROM THE DATE OF THIS ORDER TO APPEAL THE COURT'S DECISION TO THE PENNSYLVANIA SUPERIOR COURT. IF YOU CANNOT AFFORD AN ATTORNEY, YOU CAN APPLY FOR ASSISTANCE OF COUNSEL AT THE LEGAL**

**AID OFFICE IN SOMERSET, PA AT THE FOLLOWING ADDRESS:** SOUTHWESTERN PENNSYLVANIA LEGAL SERVICES, INC. 218 North Kimberly Ave, Suite 100, PO Box 341, Somerset, PA 15501, 814-445-4516.

**UPON THE EXPIRATION OF THE APPEAL PERIOD SET FORTH ABOVE THE WITHIN ORDER OF TERMINATION OF PARENTAL RIGHTS SHALL BECOME A FINAL ORDER AND ADOPTION PROCEEDINGS MAY THEREAFTER COMMENCE WITHOUT FURTHER NOTICE TO THE RESPONDENT.**

MEGAN E. WILL, Esq., Attorney for Petitioners 453

**IN THE COURT OF COMMON PLEAS OF SOMERSET COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION**

No. 20 ADOPTION 2024

Re: Adoption of S.G.T.

AND NOW, this 25<sup>th</sup> day of September, 2024, upon consideration of the foregoing Petition for Involuntary Termination of Parental Rights filed in the above-referenced matter, and having come before this court to be heard, and after hearing on the same, the court specifically finds by clear and convincing evidence that the Natural Mother, **Stephanie Lynn Kimmel**, Respondent, has, by conduct continuing for a period of at least 6 months immediately preceding the filing of the petition, has failed to perform parental duties and under the

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totality of the circumstances of which the failure is unjustified, and that termination of parental rights and duties would best serve the needs and welfare of the child.

THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that all parental rights and duties of **Stephanie Lynn Kimmel**, birth mother, in respect to S.G.T., **DOB 02/07/2018** are terminated forever in accordance with the Adoption Act, 23 Pa. C.S.A. §2511(a)(1), 2511(a)(2) and 2511(b), said termination to extinguish the power or the right of said birth parent to object to or receive notice of adoption proceedings;

AND IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, that the custody of the minor child, **S.G.T.**, is hereby awarded to Laura R. Pritts-Shroyer and Justin T. Shroyer, proposed adoptive parents, until further order of court.

**NOTICE: STEPHANIE LYNN KIMMEL**, shall have the right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, or file with the Court and with the Department of Public Welfare pursuant to §2905(d) of the Adoption Act, for the purpose of making that information available to the person to be adopted and to the adoptive parents under the conditions specified in §2905(d).

**TO STEPHANIE LYNN KIMMEL: YOU HAVE 30 DAYS FROM THE DATE OF THIS ORDER TO APPEAL THE COURT'S DECISION TO THE**

**PENNSYLVANIA SUPERIOR COURT. IF YOU CANNOT AFFORD AN ATTORNEY, YOU CAN APPLY FOR ASSISTANCE OF COUNSEL AT THE LEGAL AID OFFICE IN SOMERSET, PA AT THE FOLLOWING ADDRESS: SOUTHWESTERN PENNSYLVANIA LEGAL SERVICES, INC. 218 North Kimberly Ave., Suite 100, PO Box 341, Somerset, PA 15501, 814- 445-4516.**

**UPON THE EXPIRATION OF THE APPEAL PERIOD SET FORTH ABOVE, THE WITHIN ORDER OF TERMINATION OF PARENTAL RIGHTS SHALL BECOME A FINAL ORDER AND ADOPTION PROCEEDINGS MAY THEREAFTER COMMENCE WITHOUT FURTHER NOTICE TO THE RESPONDENT.**

MEGAN E. WILL, Esq., Attorney for Petitioners 453

## NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, OCTOBER 18, 2024  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

# SOMERSET LEGAL JOURNAL

US BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR VRMTG ASSET TRUST  
(PLAINTIFF)

vs.

**ROGER L. BEEMAN, SR. AND  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER NELLIE E.  
BENEDICT A/K/A NELLIE  
ELIZABETH BENEDICT,  
DECEASED (DEFENDANTS)**

DOCKET NUMBER: 337 CIVIL 2023  
PROPERTY OF: Roger L. Beeman, Sr.  
LOCATED IN: Quemahoning Township  
STREET ADDRESS: 473 FORBES  
ROAD, STOYSTOWN, PA 15563  
BRIEF DESCRIPTION OF  
PROPERTY: 2.70A, 1 1/2 STY VN  
HO SHED  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1075,  
PAGE 589  
TAX ASSESSMENT NO.: 350004970

ALL PARTIES INTERESTED and  
claimants are further notified that a  
Proposed Schedule of Distribution  
with attached List of Liens will be  
posted in the Office of the Sheriff on

## **NOVEMBER 1, 2024**

AND that distribution will be made in  
accordance with the schedule unless  
exceptions are filed thereto within ten  
(10) days thereafter.

-TERMS OF THE SALE-  
TEN (10) percent of the purchase  
price or One Thousand (\$1,000.00)  
Dollars whichever is greater, shall be

paid by the purchaser at the time the  
property is knocked down, which  
must be in cash or certified funds, and  
the balance, in like funds, shall be  
paid before

## **OCTOBER 25, 2024**

If the balance is not paid within the  
said period of time, the property will  
be resold and the amount paid at the  
time of sale will be used to defray  
additional costs incurred thereby.

DUSTIN M. WEIR

Sheriff 452

## **NOTICE SHERIFF'S SALE**

NOTICE IS HEREBY GIVEN that  
by virtue of a certain writ of  
execution issued out of the Court of  
Common Pleas of Somerset County,  
Pennsylvania, to me directed, I will  
expose to sale in the main lobby of  
the Courthouse at Somerset or such  
other location as announced prior to  
the sale.

## **FRIDAY, OCTOBER 18, 2024 1:30 P.M.**

All the real property described in the  
Writ of Execution the following of  
which is a summary.

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST F

v.

**KEITH A. EMERICK & ASHLEY  
N. EMERICK**

DOCKET NUMBER: 688 Civil 2023  
PROPERTY OF: Keith A. Emerick  
& Ashley N. Emerick  
LOCATED IN: Summit Township  
STREET ADDRESS: 186 Tulip  
Lane, Meyersdale, PA 15552



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BRIEF DESCRIPTION OF

PARCEL NO 1:

ALL that certain lot piece or parcel of ground situate Summit Township, County of Somerset, Commonwealth of Pennsylvania, CONTAINING I .57 acres, more or less.

PARCEL NO 2:

ALL that certain parcel of land situate in Summit Township, County of Somerset, Commonwealth of Pennsylvania, containing one-half (1/2) acre, more or less.

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME: 2212,

PAGE 0476

PROPERTY ID NUMBER: 460000830  
460018950

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

**NOVEMBER 1, 2024**

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**-TERMS OF THE SALE-**

TEN (10) percent of the purchase price or One Thousand (\$1,000.00) Dollars whichever is greater, shall be paid by the purchaser at the time the property is knocked down, which must be in cash or certified funds, and the balance, in like funds, shall be paid before

**OCTOBER 25, 2024**

If the balance is not paid within the said period of time, the property will be resold and the amount paid at the time of sale will be used to defray additional costs incurred thereby.

DUSTIN M. WEIR

Sheriff

452

**NOTICE  
SHERIFF'S SALE**

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, OCTOBER 18, 2024  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

AJAX Mortgage Loan Trust 2023-B, Mortgage-Backed Securities, Series 2023-B, by U.S. Bank Trust Company, National Association, as Indenture Trustee  
v.

**EUGENE T. HARVEY and  
HEATHER DAWN HARVEY**

DOCKET NUMBER: 2023-50702

PROPERTY OF: Eugene T. Harvey and Heather Dawn Harvey

LOCATED IN: Borough of Salisbury  
STREET ADDRESS: 132 Union Street, Salisbury, PA 15558

BRIEF DESCRIPTION OF PROPERTY: 1 Lot; 0.25 Acres

IMPROVEMENTS THEREON: Residential Dwelling

RECORD BOOK VOLUME: 1951, Page 773

TAX ASSESSMENT NUMBER: 370002920

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution

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with attached List of Liens will be posted in the Office of the Sheriff on

## **NOVEMBER 1, 2024**

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

### **-TERMS OF THE SALE-**

TEN (10) percent of the purchase price or One Thousand (\$1,000.00) Dollars whichever is greater, shall be paid by the purchaser at the time the property is knocked down, which must be in cash or certified funds, and the balance, in like funds, shall be paid before

## **OCTOBER 25, 2024**

If the balance is not paid within the said period of time, the property will be resold and the amount paid at the time of sale will be used to defray additional costs incurred thereby.

DUSTIN M. WEIR

Sheriff 452

## **NOTICE SHERIFF'S SALE**

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

## **FRIDAY, OCTOBER 18, 2024**

**1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

SOMERSET TRUST COMPANY  
v.

**THOMAS JAROSICK**

DOCKET NUMBER: 756 CIVIL 2023

PROPERTY OF: Thomas Jarosick

LOCATED IN: Borough of Boswell

STREET ADDRESS: 229

Susquehanna Street, Boswell,

Somerset County, Pennsylvania

15531

BRIEF DESCRIPTION OF

PROPERTY: Residential, Single-

Family home — 2 story double house

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME: 2860,

Page 647

TAX ASSESSMENT NUMBER(s):

070001080

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

## **NOVEMBER 1, 2024**

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

### **-TERMS OF THE SALE-**

TEN (10) percent of the purchase

price or One Thousand (\$1,000.00)

Dollars whichever is greater, shall be

paid by the purchaser at the time the

property is knocked down, which

must be in cash or certified funds, and

the balance, in like funds, shall be

paid before

## **OCTOBER 25, 2024**

If the balance is not paid within the said period of time, the property will be resold and the amount paid at the time of sale will be used to defray

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additional costs incurred thereby.

DUSTIN M. WEIR

Sheriff 452

## NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, OCTOBER 18, 2024  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

THE BANK OF NEW YORK  
MELLON, THE SUCCESSOR TO  
JPMORGAN CHASE BANK, AS  
TRUSTEE FOR CIT HOME EQUITY  
LOAN TRUST 2002-2

v.

**FRED E. MAULE & JANE L.  
MAULE**

DOCKET NUMBER: 81 Civil 2024  
PROPERTY OF: Fred E. Maule &  
Jane L. Maule  
LOCATED IN: Jenner Township  
STREET ADDRESS: 161 Middle St,  
Jenners PA 15546

BRIEF DESCRIPTION OF  
PROPERTY: ALL those two certain  
lots or pieces of ground situate in  
Jenner Township, Somerset County,  
Pennsylvania more fully described as  
follows:

NO. 1.- ALL that certain lot or piece  
of ground being the Northern 1/2 of  
Lot No. 18 in Subdiv. I of Plan of  
LTS laid out by John D.S. Truxall, in

the Village of Jenners, PA, recorded  
in the Recorder's Office of Somerset  
Cty, in Plat Book Vol. 3, Pg. 17.

NO. 2.- ALL that certain lot or piece  
of ground being the Southern h of Lot  
No. 18 in Subdiv. I of Plan of LTS  
laid out by John D.S. Truxall in the  
Village of Jenners, PA, recorded in  
the Recorder's Office of Somerset  
Cty, in Plat Book Vol. 3, Pg. 17.

IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1600/  
page 428  
PROPERTY ID NUMBER: 210003960

ALL PARTIES INTERESTED and  
claimants are further notified that a  
Proposed Schedule of Distribution  
with attached List of Liens will be  
posted in the Office of the Sheriff on

**NOVEMBER 1, 2024**

AND that distribution will be made in  
accordance with the schedule unless  
exceptions are filed thereto within ten  
(10) days thereafter.

-TERMS OF THE SALE-  
TEN (10) percent of the purchase  
price or One Thousand (\$1,000.00)  
Dollars whichever is greater, shall be  
paid by the purchaser at the time the  
property is knocked down, which  
must be in cash or certified funds, and  
the balance, in like funds, shall be  
paid before

**OCTOBER 25, 2024**

If the balance is not paid within the  
said period of time, the property will  
be resold and the amount paid at the  
time of sale will be used to defray  
additional costs incurred thereby.

DUSTIN M. WEIR

Sheriff 452

# SOMERSET LEGAL JOURNAL

## NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, OCTOBER 18, 2024  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

Mortgage Assets Management, LLC  
v.  
**TERESA H. PETRONICK**

DOCKET NUMBER: 2023-50564  
PROPERTY OF: Teresa H. Petronick  
LOCATED IN: Hooversville  
STREET ADDRESS: 310 Charles St,  
Hooversville, PA 15936  
BRIEF DESCRIPTION OF  
PROPERTY:  
IMPROVEMENTS THEREON:  
Residential Real Estate  
RECORD BOOK VOLUME: 678 Page  
620  
TAX PARCEL NUMBER: 180002740

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**NOVEMBER 1, 2024**

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452

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**FRIDAY, OCTOBER 18, 2024  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

U.S BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS LEGAL TITLE  
TRUSTEE FOR RMTP TRUST,  
SERIES 2021 COTTAGE-TT-V  
v.

**RANDALL L. PROBST SR.**

DOCKET NUMBER: 2018-50436

# SOMERSET LEGAL JOURNAL

PROPERTY OF: Randall L. Probst Sr.  
LOCATED IN: Township of Somerset  
STREET ADDRESS: 1796 Geiger  
Road, Friedens, PA 15541  
BRIEF DESCRIPTION OF  
PROPERTY: 2 STY FR HO GAR  
SHEDS  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 2068,  
Page 598  
PROPERTY ID: 420004400

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

## **NOVEMBER 1, 2024**

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### **-TERMS OF THE SALE-**

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DUSTIN M. WEIR

Sheriff 452

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## **FRIDAY, OCTOBER 18, 2024 1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
WAMPUS MORTGAGE LOAN  
TRUST  
v.

**JACOB W. RODGERS**

DOCKET NUMBER: 582 Civil 2023  
PROPERTY OF: Jacob W. Rodgers  
LOCATED IN: Borough of Windber  
STREET ADDRESS: 1303 Somerset  
Avenue, Windber, PA 15963  
BRIEF DESCRIPTION OF  
PROPERTY: LOT 111, 2 1/2 STY  
FR HO  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 2765/807  
PROPERTY ID NUMBER: 500012330

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

## **NOVEMBER 1, 2024**

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Sheriff

452



# SOMERSET LEGAL JOURNAL

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