

# SOMERSET LEGAL JOURNAL

## DECEDENT'S NOTICE

Notice is hereby given that letters testamentary or of administration have been granted to the following estates. All persons making payments and those having claims or demands are to present the same without delay to the executors or administrators named:

### FIRST PUBLICATION

Estate of **DOROTHY LOU KELLER** a/k/a **DOROTHY L. KELLER**, deceased, late of Shade Township, Somerset County, Pennsylvania. Executor: ERNEST HARRY KELLER, % Richard J. Russell, Esquire, Abood, Russell, Pappas & Rozich, 709 Franklin Street, Suite 200, Johnstown, PA 15901. Attorneys for Executor: RICHARD J. RUSSELL, Esquire Abood, Russell, Pappas & Rozich South Street Station Professional Building 709 Franklin Street, Suite 200 Johnstown, Pennsylvania 15901 (814) 535-6751 140

Estate of **LaVERN C. SMITH**, a/k/a **LaVERNE C. SMITH** a/k/a **LaVERN SMITH** a/k/a **LaVERNE SMITH**, deceased, late of Berlin Borough, Somerset County, Pennsylvania. ROBERT G. SMITH, Executor, 485 Orchard Road, Schellsburg, Pennsylvania 15559. Estate File No. 56-18-00390. JAMES B. COURTNEY, Esq., Attorney 142 North Court Avenue P.O. Box 1315 Somerset, Pennsylvania 15501 140

Estate of **TERRY E. WELLER**, deceased, late of Somerset Borough, Somerset County, PA. STEVEN C. WELLER, Executor, 563 Louthier

Street, Somerset, PA 15501.  
Reference: No. 396 Estate 2018.  
Attorney for the Estate:  
GEORGE B. KAUFMAN, Esquire  
P.O. Box 284  
Somerset, PA 15501 140

### SECOND PUBLICATION

Estate of **DORIS JEAN GLOTFELTY**, deceased, late of Berlin Borough, Somerset County, PA. CURTIS GLOTFELTY, 1416 Laurel Street, Berlin, PA 15530, TIMOTHY GLOTFELTY, 310 Church Street, New Alexandria, PA 15670, Co-Executors. No. 56-18-00363. MEGAN E. WILL, Esquire The Law Office of Megan E. Will 202 East Union Street Somerset, PA 15501 139

Estate of **ADAM L. KERR**, deceased, late of the Township of Conemaugh, Somerset County, Pennsylvania, deceased. Administrator: KAREN A. KERR % David J. Novak Attorney at Law 334 Bloomfield Street, Ste. 101 Johnstown, PA 15904. 139

Estate of **WILLIAM H. RAUPACH**, deceased, late of Northampton Township, Somerset County, Pennsylvania. WILLIAM H. RAUPACH, Executor, 630 N. East 61<sup>st</sup> Court, Oakland Park, FL 33334. Estate No. 56-18-271. CATHERINE A. PRIMAVERA-ZAKUCIA, Esquire Carolann A. Young and Associates P.O. Box 344 Somerset, PA 15501 Attorney for the Estate 139

# SOMERSET LEGAL JOURNAL

Estate of **ALICE ANN YODER**, deceased, late of Summit Township, Somerset County, Pennsylvania. **PERRY L. YODER**, Executor, 117 Kinsinger Road, Meyersdale, Pennsylvania 15552. No. 377 Estate 2018. **DAVID J. FLOWER**, Attorney Yelovich and Flower 166 East Union Street Somerset, Pennsylvania 15501 139

## THIRD PUBLICATION

Estate of **ROSE ANN HICKLE** a/k/a **ROSE A. HICKLE**, deceased, late of Stonycreek Township, Somerset County, Pennsylvania. **HERMAN J. HICKLE, Jr.**, 2944 Huckleberry Highway, Berlin, PA 15530, Administrator, or **LAUREN CASCINO PRESSER** Timothy M. Ayres, LLC 218 College Park Plaza Johnstown, PA 15904 Attorney for Estate 138

## NOTICE OF IRREVOCABLE TRUST ADMINISTRATION

NOTICE IS HEREBY GIVEN of the administration of the **IRREVOCABLE INSURANCE TRUST AGREEMENT** dated January 23, 1998. **LEROY FRANKLIN STUTZMAN**, one of the Grantors of the Trust, of Stonycreek Township, Somerset County, Pennsylvania, died on April 27, 2017. **LeETTA MAE STUTZMAN**, the surviving Grantor of the Trust, of Stonycreek Township, Somerset County, Pennsylvania, died on January 21, 2018. All persons having claims against the **IRREVOCABLE INSURANCE TRUST AGREEMENT** dated January 23, 1998, are requested to make known the same to the successor trustees or the attorney

named below. All persons indebted to the **IRREVOCABLE INSURANCE TRUST AGREEMENT** dated January 23, 1998, are requested to make payment without delay to the successor trustees or attorney named below.

David Leroy Stutzman, Successor Trustee  
2287 Huckleberry Highway  
Berlin, Pennsylvania 15530

Cheryl Lee Zolla, Successor Trustee  
10866 Sunset Ridge Drive  
San Diego, CA 92131

**JAMES B. COURTNEY, Esq.**, Attorney  
Attorney at Law  
142 North Court Avenue  
P.O. Box 1315  
Somerset, Pennsylvania 15501-0315 140

## NOTICE OF REVOCABLE TRUST ADMINISTRATION PURSUANT TO § Pa.C.S. 7755(c)

NOTICE IS HEREBY GIVEN of the administration of the **LEROY FRANKLIN STUTZMAN AND LEETA MAE STUTZMAN TRUST** dated April 15, 1991, First Amendment dated September 23, 1993, and Second Amendment dated December 13, 2001. **LEROY FRANKLIN STUTZMAN**, one of the Settlers of the Trust, of Stonycreek Township, Somerset County, Pennsylvania, died on April 27, 2017. **LeETTA MAE STUTZMAN**, the surviving Settlor of the Trust, of Stonycreek Township, Somerset County, Pennsylvania, died on January 21, 2018. All persons having claims against **LeEtta Mae Stutzman**, are requested to make known the same to the successor trustees or the attorney named below. All persons indebted to **LeEtta Mae Stutzman** are

# SOMERSET LEGAL JOURNAL

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requested to make payment without delay to the successor trustees or attorney named below.

David Leroy Stutzman, Successor Trustee  
2287 Huckleberry Highway  
Berlin, Pennsylvania 15530

Cheryl Lee Zolla, Successor Trustee  
10866 Sunset Ridge Drive  
San Diego, CA 92131

JAMES B. COURTNEY, Esq., Attorney  
Attorney at Law  
142 North Court Avenue  
P.O. Box 1315  
Somerset, Pennsylvania 15501-0315 140

## CIVIL ACTION

COURT OF COMMON PLEAS  
SOMERSET COUNTY, PA  
CIVIL ACTION-LAW  
NO. 254 CV 2018  
**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY, Plaintiff

v.

**UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER HERBERT T.  
EPPLEY, DECEASED; ET AL**

Defendants

To: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER HERBERT T.  
EPPLEY, DECEASED AND  
GREGG A. EPPLEY A/K/A GREGG  
EPPLEY, IN HIS CAPACITY AS

HEIR OF HERBERT T. EPPLEY,  
DECEASED Defendant(s), 737 FISHER  
ROAD, BOSWELL, PA 15531.

## COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SOMERSET County, PA docketed to No. 254 CV 2018, seeking to foreclose the mortgage secured on your property located, 737 FISHER ROAD, BOSWELL, PA 15531.

## NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE

# SOMERSET LEGAL JOURNAL

MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE  
Southwestern Pennsylvania Legal Svcs., Inc.

218 N. Kimberly Ave., Ste. 101  
Somerset, PA 15501  
814-443-4615

RAS CITRON, LLC  
ATTORNEYS FOR PLAINTIFF

Zayln Bajor, Esq. ID No. 320459  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054

855-225-6906 138

## 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 19, 2018  
1:30 P.M.**

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

CAPTION OF CASE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. **MICHAEL J. BERKEY and JESSICA M. BERKEY**  
DOCKET NUMBER: 418-Civil-2017  
PROPERTY OF: Michael J. Berkey and Jessica M. Berkey

LOCATED IN: Borough of Somerset, County of Somerset, Pennsylvania  
STREET ADDRESS: 436 West Church Street, Somerset, PA 15501  
BRIEF DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN parcel of ground situate in the Borough of Somerset, Somerset County, Pennsylvania, known and numbered on the plot of Saylor's Addition to Somerset as Lot No. 15, bounded and described as follows:

IMPROVEMENTS:

Residential Dwelling

RECORD BOOK:

BOOK 2228, PAGE 817

TAX ASSESSMENT NUMBER:

410013620

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 2, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 139

## NOTICE SHERIFF'S SALE

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**FRIDAY, OCTOBER 19, 2018**  
**1:30 P.M.**

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

MOORING CAPITAL FUND, LLC  
v. **JOHN A. DRAMESI**  
DOCKET NUMBER:  
187 JUDGMENT 2018  
PROPERTY OF: John A. Dramesi  
LOCATED IN: Jenner Township  
STREET ADDRESS: 807 Fisher  
Road, Boswell, PA 15531  
BRIEF DESCRIPTION OF PROPERTY:  
101.731 A, 2 STY FR HO BNS HO  
TR SHED, 44.70A  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
1504, Page 1058  
TAX ASSESSMENT NUMBER(S):  
210017570, 210007930

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 2, 2018**

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-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 26, 2018**

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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.

BRAD CRAMER, Sheriff 139

## **NOTICE** **SHERIFF'S SALE**

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**FRIDAY, OCTOBER 19, 2018**  
**1:30 P.M.**

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")  
v. **JULIE M. MATTHEWS**  
DOCKET NUMBER: 678 Civil 2017  
PROPERTY OF: Julie M. Matthews  
LOCATED IN: Borough of Rockwood  
STREET ADDRESS: 621 Main  
Street, Rockwood, PA 15557  
BRIEF DESCRIPTION OF PROPERTY:  
All that certain lot or piece of ground situated in the Borough of Rockwood, County of Somerset and Commonwealth of PA  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
1146, Page 224  
TAX ASSESSMENT NUMBER:  
360002490

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

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### -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 26, 2018

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BRAD CRAMER, Sheriff 139

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### FRIDAY, OCTOBER 19, 2018

1:30 P.M.

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

CAPTION OF CASE: WELLS FARGO BANK, NATIONAL ASSOCIATION, as TRUSTEE for BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-9 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9 v. **MARK D. MILLER a/k/a MARK MILLER**  
DOCKET NUMBER: 29-Civil-2018

PROPERTY OF: Mark D. Miller  
a/k/a Mark Miller

LOCATED IN: Middlecreek Township,  
County of Somerset, Pennsylvania

STREET ADDRESS: 63 Swiss  
Mountain Drive a/k/a 63 Swiss  
Mountain Drive Unit B, Champion,  
PA 15622

### BRIEF DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN lot and townhouse dwelling and land underlying and surrounding said townhouse known and designated as Unit No. B, Lot Group 17 (Building No. 17) said lot including said townhouse dwelling being a rectangle 16.00 feet by 64.00 feet, situate in Middlecreek Township, Somerset County, Pennsylvania, located on a parcel of land more specifically shown and described on a Plan of Lots entitled Swiss Mountain at Seven Springs Phase II recorded on November 18, 1981, in the Office of the Recorder of Deeds of Somerset County, Pennsylvania, in Plat Book Volume 5, Page 103, revised and recorded April 13, 1983, in Plat Book Volume 5, Page 125, and revised and recorded March 19, 1984 in Plat Book Volume 5, Page 140 (said dwelling house and land being hereinafter referred to as the "Premises"), all as more particularly described and shown on said Plan of Lots recorded as aforesaid.

### IMPROVEMENTS:

Residential Dwelling

### RECORD BOOK:

BOOK 1693, PAGE 478

### TAX ASSESSMENT NUMBER:

270017650

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# SOMERSET LEGAL JOURNAL

## NOVEMBER 2, 2018

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### -TERMS OF THE SALE-

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## OCTOBER 26, 2018

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BRAD CRAMER, Sheriff 139

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### FRIDAY, OCTOBER 19, 2018

1:30 P.M.

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

**WELLS FARGO BANK, NA v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GWENDOLYN P. RASMUSSEN, DECEASED**

DOCKET NUMBER: 711-Civil-2017

PROPERTY OF: Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gwendolyn P. Rasmussen, Deceased and

LOCATED IN: Conemaugh Township  
STREET ADDRESS: 122 Ott Road, Hollsopple, PA 15935-7409

BRIEF DESCRIPTION OF PROPERTY: ALL that certain single family detached with the address of 122 Ott Road, Hollsopple, PA 15935-7409 in Conemaugh, Somerset County, Pennsylvania

IMPROVEMENTS THERON:

Residential Dwelling

RECORD BOOK VOLUME:

1435, Page 874

TAX ASSESSMENT NUMBER(S):

120062990

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 2, 2018

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### -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 26, 2018

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BRAD CRAMER, Sheriff 139

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**FRIDAY, OCTOBER 19, 2018  
1:30 P.M.**

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

**CAPTION OF CASE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. AARON R. SWANSON**

**DOCKET NUMBER: 146-Civil-2018  
PROPERTY OF: Aaron R. Swanson  
LOCATED IN: Borough of Boswell,  
County of Somerset, Pennsylvania  
STREET ADDRESS: 416 Main  
Street, Boswell, PA 15531**

**BRIEF DESCRIPTION OF PROPERTY:**  
ALL those certain pieces or parcels of land situate in the Borough of Boswell, County of Somerset and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

**IMPROVEMENTS:**

Residential Dwelling

**RECORD BOOK: 2252, PAGE 148**

**TAX ASSESSMENT NUMBER:**  
070002020

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 2, 2018**

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 26, 2018**

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BRAD CRAMER, Sheriff 139

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**FRIDAY, OCTOBER 19, 2018  
1:30 P.M.**

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

**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE1 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1 vs. ANGEL TUNSTALL, KNOWN HEIR OF ROBERT B. TUNSTALL a/k/a ROBERT DUNSTALL; ESTATE of ROBERT B. TUNSTALL a/k/a ROBERT DUNSTALL; JONATHAN B. TUNSTALL, PERSONAL REPRESENTATIVE AND KNOWN**



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**HEIR OF THE ESTATE of  
ROBERT B. TUNSTALL a/k/a  
ROBERT DUNSTALL; ROBERT  
O. TUNSTALL, KNOWN HEIR of  
ROBERT B. TUNSTALL a/k/a  
ROBERT DUNSTALL; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER ROBERT B. TUNSTALL  
A/K/A ROBERT DUNSTALL**

DOCKET NUMBER: 30 Civil 2018  
PROPERTY OF: Robert B. Tunstall,  
Married

LOCATED IN: Lincoln Township

STREET ADDRESS:

1208 Schoolhouse Road, Somerset,  
PA 15501 a/k/a 198 Strawberry  
Drive, Sipesville, PA 15561

BRIEF DESCRIPTION OF PROPERTY:

IMPROVEMENTS:

A Residential Dwelling

RECORD BOOK:

VOLUME 1843, PAGE 031

TAX ASSESSMENT NUMBER:

24-0-004350

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 2, 2018**

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  
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**OCTOBER 26, 2018**

If the balance is not paid within the  
said period of time, the property will  
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additional costs incurred thereby.

BRAD CRAMER, Sheriff 139

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# SOMERSET LEGAL JOURNAL

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**NOTICE TO:**  
**ALL PARTIES OF INTEREST OF CONFIRMATION OF FIDUCIARIES**  
**ACCOUNT**

The following fiduciaries of the respective estates have filed Accounts and Petitions for Adjudication for confirmation on **Tuesday October 9, 2018, at 9:00 a.m.** in Courtroom #1, Somerset County Courthouse:

<b><u>ESTATE</u></b>	<b><u>FIDUCIARY</u></b>	<b><u>ATTORNEY</u></b>
Daniel J. Basil, a/k/a Daniel J Baysa	Randy M. Wisnouse, Esq.	
William James Romesberg	AmeriServ Trust & Financial Services Company	C. Gregory Frantz, Esq.
Jane Miller Zimmerman, a/k/a Jane M. Zimmerman a/k/a Jane E. Zimmerman	Somerset Trust Co.	Mark D. Persun
Mary A. Stephens	Marcie L. Armstrong	David J. Flower

Written objections shall be filed in the office of Sharon K. Ackerman, Clerk of Orphans' Court prior to the foregoing stated date and time. 138