

# 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 **FLORENCE L. BROCKUNIER** a/k/a **FLORENCE LOHR BROCKUNIER**, deceased, late of Jennerstown Borough, Somerset County, PA. **LINDA L. BROCKUNIER**, Executor, 389 Lawn Ridge Road, Orange, NJ 07050. No. 493 Estate 2019. Attorney for the Estate:  
**GEORGE B. KAUFMAN**, Esquire  
P.O. Box 284  
Somerset, PA 15501 200

Estate of **BLANCHE A. CORBETT**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **WILLIAM R. CORBETT**, Executor, 597 Commisary Road, Fairhope, PA 15538. Estate File No. 56-19-00494. **JAMES B. COURTNEY**, Esq., Attorney  
P.O. Box 1315  
Somerset, Pennsylvania 15501 200

Estate of **LEON A. KULP**, deceased, late of Windber Borough, Somerset County, Pennsylvania. **WILLIAM KNECHT**, 239 Leppert Road, Central City, PA 15926, Executor, or  
**TIMOTHY M. AYRES**  
Timothy M. Ayres, LLC  
218 College Park Plaza  
Johnstown, PA 15904  
Attorney for Estate 200

## SECOND PUBLICATION

Estate of **NORMAN F. DEAL**, deceased, late of Salisbury Borough, Somerset County, Pennsylvania. **SHAWNA MITTER**, P.O. Box 174, Salisbury, PA 15558.  
Estate No. 56-19-00481.  
Attorney **MARCI I. MILLER**  
214 East Union Street  
Somerset, PA 15501 199

Estate of **FAYE ELAINE MILLER**, deceased, late of Somerset Township, Somerset County, PA. **FAYE C. PATRICK** and **RICKY N. PATRICK**, Co-Executors, 121 Ridge Hill Road, Mechanicsburg, PA 17050.  
No. 56-19-00480.  
**STEVEN L. MILLER**, Esquire  
202 East Union Street  
Somerset, PA 15501 199

## THIRD PUBLICATION

Estate of **VICKI A. BERTOLINI** a/k/a **VICKI A. McGEE**, deceased, late of Jenner Township, Somerset County, Pennsylvania. **CONNOR DEAN McGEE** and **ZOE ELIZABETH McGEE**, Executors, 225 North Dithridge Street, Pittsburgh, Pennsylvania, 15213 and 115 Torrance Road, Blairsville, Pennsylvania 15717, respectively. No. 56-19-00471.  
**MATTHEW G. MELVIN**, Esq.  
Barbera, Melvin & Svonavec, LLP,  
Attorney  
146 West Main Street  
Somerset, Pennsylvania 15501 198

Estate of **DOROTHY A. BIHUN**, deceased, late of Shade Township, Somerset County, Pennsylvania. **MICHAEL J. BIHUN**, 29 5<sup>th</sup> Street, P.O. Box 313, Caimbrook, Pennsylvania 15924, **DALE A. BIHUN**, 118 Delaware Trail, Davidsville,

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Pennsylvania 15928.  
No. 0467 Estate 2019.  
DAVID J. FLOWER, Attorney  
Yelovich and Flower  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 198

Estate of **CHRISTY A. MORIN** a/k/a  
**CHRISTY ANN MORIN**, deceased,  
late of Somerset Borough, Somerset  
County, Pennsylvania. LARRY OGLINE,  
1001 E. Main Street, Berlin, PA  
15530, KATHY OGLINE, 1001 E.  
Main Street, Berlin, PA 15530, Co-  
Executors. No. 00473 Estate 2019.  
LOIS WITT CATON, Esquire  
Fike, Cascio & Boose  
P.O. Box 431  
Somerset, PA 15501 198

Estate of **ROBERT D. GEISEL** a/k/a  
**ROBERT DALE GEISEL**, deceased,  
late of Paint Township, Somerset  
County, Pennsylvania. DEBRA L.  
GEISEL, 1911 Washington Street,  
Apt. 104, Windber, PA 15963,  
Administratrix, or  
TIMOTHY M. AYRES  
Timothy M. Ayres, LLC  
218 College Park Plaza  
Johnstown, PA 15904  
Attorney for Estate 198

Estate of **CHARLES F. SANDHERR**,  
deceased, late of Milford Township,  
Somerset County, Pennsylvania.  
WILLIAM SANDHERR, KRISTEN  
CROSBY, NANCY MARLEY, c/o  
Somerset Trust Company, Attn: Nancy  
Marley, 151 W. Main Street, Somerset,  
PA 15501. Estate No. 56-19-00296.  
Attorney MARCI L. MILLER  
214 East Union Street  
Somerset, PA 15501 198

Estate of **YOLE SHUBICK**,  
deceased, late of Conemaugh Township,  
Somerset County, Pennsylvania. GARY L

GUSMEROTTI, Executor, 138 Edna  
Circle, Hollsopple, PA 15935.  
Estate No. 56-19-455.  
CATHERINE A. PRIMAVERA-  
ZAKUCIA, Esq.  
Carolann A. Young and Associates  
P.O. Box 344  
Somerset, PA 15501  
Attorney for the Estate 198

Estate of **ASSUNTA VESEK**,  
deceased, late of Jenner Township,  
Somerset County. ANNA P. DABBS,  
Administrator, 129 Middle Street,  
Jenners, PA 15546.  
No. 468 Estate 2019.  
Attorney for the Estate:  
GEORGE B. KAUFMAN, Esquire  
P.O. Box 284  
Somerset, PA 15501 198

### NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that  
Articles of Organization was filed with  
the Corporation Bureau of the  
Department of State of the  
Commonwealth of Pennsylvania, on  
October 15, 2019, for the purpose of  
obtaining a Certificate of Organization  
for a business corporation organized  
under the Business Corporation Law of  
1988 (15 Pa. C.S.A. Section 1301, et  
seq.). The name of the limited liability  
company is **HIGHLANDS PROPERTY  
GROUP LLC.**, with its principal  
office at 2405 N. Center Avenue, Suite  
C, Somerset, Pennsylvania, 15501.  
The purpose for which the corporation  
is organized is to conduct any and all  
business permitted under the said  
Business Corporation Law of the  
Commonwealth of Pennsylvania.  
ROBERT I. BOOSE, II, Esquire  
203 West Union Street, Suite 100  
Somerset, PA 15501 198

# 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, DECEMBER 20, 2019  
1:30 P.M.**

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

RE: DEUTSCHE BANK TRUST COMPANY AMERICAS, f/k/a BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2001-2, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2001-2 c/o OCWEN LOAN SERVICING, LLC. vs. **JULIETTE JUERGENSEN a/k/a JULIETTE M. JUERGENSEN and PAMELA JUERGENSEN a/k/a PAMELA M. JUERGENSEN**

DOCKET NUMBER: 2019-50327

PROPERTY OF: Juliette Juergensen a/k/a Juliette M. Juergensen and Pamela Juergensen a/k/a Pamela M. Juergensen

LOCATED IN: Township of Addison  
STREET ADDRESS: 1448 Polk Hill Road, Addison, PA 15411

BRIEF DESCRIPTION OF PROPERTY: All that certain lot or piece of ground situate in the Township of Addison, County of Somerset and Commonwealth of Pennsylvania, being more fully described in Deed Book 1544, Page 763.

IMPROVEMENTS THEREON:

Residential Real Estate

DEED 1544, PAGE 763

TAX ASSESSMENT NUMBER(S):  
020026200C

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

**JANUARY 3, 2020**

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

**DECEMBER 27, 2019**

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 200

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**FRIDAY, DECEMBER 20, 2019  
1:30 P.M.**

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

PNC BANK, NATIONAL ASSOCIATION v. **CLIFTON E. KOONTZ**

DOCKET NUMBER: 195-CIVIL-2018

PROPERTY OF: Clifton E. Koontz

LOCATED IN: Windber Borough

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STREET ADDRESS: 812 17<sup>th</sup> Street,  
Windber, PA 15963

BRIEF DESCRIPTION OF PROPERTY:  
All that certain single family detached  
with the address of 812 17<sup>th</sup> Street,  
Windber, PA 15963 in Windber,  
Somerset County, Pennsylvania.

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1708, Page 701

TAX ASSESSMENT NUMBER(S):

500006380

ALL PARTIES INTERESTED and  
claimants are further notified that a  
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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  
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said period of time, the property will  
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time of sale will be used to defray  
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BRAD CRAMER, Sheriff 200

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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, DECEMBER 20, 2019  
1:30 P.M.**

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

FIRST PEOPLES CFCU v. **NEXT  
DAY MINISTRIES, INC.**

DOCKET NO: 428 Civil 2018

PROPERTY OF: Next Day Ministries, Inc.

LOCATED IN: Jenner Township

STREET ADDRESS: 517 Acosta  
Road, Friedens, Pennsylvania 15541

BRIEF DESCRIPTION OF PROPERTY:

Lots G H I BNG 0.798A Acosta\*

0.265A Acosta, 1 STY CB PARISH  
HALL\*\*

0.1965A Acosta, 2 STY FR HO\*\*\*

RECORD BOOK VOLUME AND  
PAGE: 2466/26

TAX ASSESSMENT NO.:

210026760\*

210025510\*\*

210022610\*\*\*

ALL PARTIES INTERESTED and  
claimants are further notified that a  
Proposed Schedule of Distribution  
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All the real property described in the Writ of Execution the following of which is a summary:

FREEDOM MORTGAGE CORPORATION  
v. **RANDALL L. PROBST**

DOCKET NUMBER: 436 Civil 2018  
PROPERTY OF: Randall L. Probst  
LOCATED IN: Township of Somerset  
STREET ADDRESS: 1796 Geiger  
Road, Friedens, PA 15541

BRIEF DESCRIPTION OF PROPERTY:  
1.118 A GEIGER; 2 STY FR HO  
GAR SHEDS

IMPROVEMENTS THEREON:  
Residential Dwelling  
DEED BOOK: 2068 PAGE: 598  
TAX ASSESSMENT NUMBER:  
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

**JANUARY 3, 2020**

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(10) days thereafter.

-TERMS OF THE SALE-  
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**FRIDAY, DECEMBER 20, 2019  
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All the real property described in the Writ of Execution the following of which is a summary:

CAPTION OF CASE: USAA  
FEDERAL SAVINGS BANK v.  
**GARY E. SARVER a/k/a GARY  
EUGENE SARVER**

DOCKET NUMBER: 194-CIVIL-2019  
PROPERTY OF: Gary E. Sarver a/k/a  
Gary Eugene Sarver  
LOCATED IN: Allegheny Township,  
County of Somerset, Pennsylvania  
STREET ADDRESS: 415 Benning  
Road, Berlin, PA 15530

BRIEF DESCRIPTION OF PROPERTY:  
All that certain property situated in  
Allegheny, County of Somerset, and

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State of Pennsylvania being more particularly described in a Deed recorded in Book 1543 at Page 544 among the Land Records of the County set forth above.

IMPROVEMENTS: Residential Dwelling  
RECORD BOOK: Book 1543 Page 544  
TAX ASSESSMENT NUMBER:  
030001090

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**FRIDAY, DECEMBER 20, 2019  
1:30 P.M.**

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

WELLS FARGO BANK, N.A. v.  
**TODD D. SMITH**

DOCKET NUMBER: 2019-50198

PROPERTY OF: Todd D. Smith

LOCATED IN: Paint Township

STREET ADDRESS: 1004 Poplar Street, Windber, PA 15963-2335

BRIEF DESCRIPTION OF PROPERTY:

All that certain Multifamily Unit with the address of 1004 Poplar Street, Windber, PA 15963-2335 in Paint, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

TAX ASSESSMENT NUMBER(S):  
342004580

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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**FRIDAY, DECEMBER 20, 2019  
1:30 P.M.**

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

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY v. KERRI UPDYKE**

DOCKET NUMBER: 333 Civil 2019  
PROPERTY OF: Kerri Updyke  
LOCATED IN: Township of Jenner, County of Somerset, Pennsylvania  
STREET ADDRESS: 104 Third Street, Acosta, PA 15520

BRIEF DESCRIPTION OF PROPERTY: All those two (2) certain parcels of land in the Township of Jenner, Somerset County, Commonwealth of PA, as more fully described in Volume 1607, Page 0976, ID# 21-0-023580, ID# 21-0-023570, being known and designated as Parcel No. 1, Westerly one-half of Lots No. 51 and Parcel No. 2, part of Lot No. 51 and all of Lot No. 132, in that certain Plan of Lots as laid out by Sidney Klein, Zola Klein and Florence Klein, in the Village of Acosta, Township of Jenner filed in Plat Book Volume 3, Page 26 and Plat Book Volume 3, Page 16, more particularly described as a Metes and Bounds property.

IMPROVEMENTS: Residential Dwelling  
RECORD BOOK: Book 1607 Page 976 Instrument 2002004752  
TAX ASSESSMENT NUMBER:

210023580; 210023570

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**DECEMBER 27, 2019**

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BRAD CRAMER, Sheriff 200