

## SOMERSET LEGAL JOURNAL

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### 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 **JAMES F. BETKER** a/k/a **FRED BETKER**, deceased, late of Somerset Township, Somerset County, Pennsylvania. FAITHA J. BONTRAGER, 207 South 3<sup>rd</sup> Street, West Newton, PA 15089, RICHARD BETKER, 641 Braddock Road, Farmington, PA 15437, Co-Executors, No. 18 Estate 2019. JEFFREY L. BERKEY, Esquire  
Fike, Cascio & Boose  
P.O. Box 431  
Somerset, PA 15501 156

Estate of **DONNA ANN BRUENING** a/k/a **DONNA A. BRUENING**, deceased, late of Quemahoning Township, Somerset County, Pennsylvania. MARY JO McCLUCAS, 111 Corvette Drive, Windber, Pennsylvania 15963. No. 466 Estate 2018. JULIANNE M. KERI, Attorney  
124 North Center Avenue, Suite 240  
Somerset, Pennsylvania 15501 156

Estate of **ANNABELLE McCORMICK** a/k/a **ANNABELLE SANNER McCORMICK**, deceased, late of Middlecreek Township, Somerset County, Pennsylvania. KEITH O. McCORMICK, 290 Lavansville Road, Somerset, PA 15501. Estate No. 56-18-00507. MOLLY E. METZGAR, Esquire  
Metzgar & Metzgar, LLC  
203 East Main Street  
Somerset, PA 15501  
814-445-3371

Attorney for the Estate 156

Estate of **KENNETH R. SHAFFER**, deceased, late of Lincoln Township, Somerset County, Pennsylvania. CHELSEY ELAINE SHAFFER, P.O. Box 88, Schoolhouse Road, Sipesville, PA 15561. Estate No. 56-19-00012. MOLLY E. METZGAR, Esquire  
Metzgar & Metzgar, LLC  
203 East Main Street  
Somerset, PA 15501  
814-445-3371

Attorney for the Estate 156

Estate of **FERN E. SWARTZENTRUEVER**, deceased, late of 735 Railroad Street, Windber, PA 15963. JENNY K. DALLAS, 2306 Graham Avenue, Apartment 2, Windber, PA 15963, Administratrix. Attorney:  
TRACI L. NAUGLE, Esquire  
Forr, Stokan, Huff, Kormanski & Naugle  
1701 - 5<sup>th</sup> Avenue  
Altoona, PA 16602-2319 156

Estate of **LOUIS E. WILT**, deceased, late of Shade Township, Somerset County, Pennsylvania. ROLAND L. WILT, 813 Lambertsville Road, Stoystown, Pennsylvania 15563. No. 0019 Estate 2019. JULIANNE M. KERI, Attorney  
124 North Center Avenue, Suite 240  
Somerset, Pennsylvania 15501 156

### SECOND PUBLICATION

Estate of **MARIE B. BEISTEL**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. JOYCE L. SHAULIS, Executrix, 557 Haupt Road, Somerset, PA 15501, KAYE C. PUGH, Executrix, 152 Hale Road, Somerset, PA 15501. No. 540 Estate 2017. JOYCE L. SHAULIS 155

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Estate of **EDWARD LAWRENCE BERKEY, JR.** a/k/a **EDWARD L. BERKEY**, deceased, late of Hooversville Borough, Somerset County, Pennsylvania. **TODD BERKEY**, 348 Naugle Road, Hollsopple, Pennsylvania 15935. No. 382 Estate 2018.  
**DAVID J. FLOWER**, Attorney  
Yelovich and Flower  
166 East Union Street  
Somerset, Pennsylvania 15501 155

Estate of **MICHAEL FERENCE** a/k/a **MIKE FERENCE**, deceased, late of Central City Borough, Somerset County, Pennsylvania. **MARCELLA HYDOCK**, c/o Sahlaney, Dudeck & Hochfeld Law Office, 430 Main Street, Johnstown, PA 15901.  
**ARLENE ANN DUDECK**  
Attorney-At-Law 155

Estate of **NICK L. MATKOSKEY**, deceased, late of the Township of Jenner, County of Somerset, and Commonwealth of Pennsylvania. **ANNIE MATKOSKEY**, Administratrix, P.O. Box 29, Acosta, PA 15520.  
**RANDALL C. RODKEY**, Esquire  
Leventry, Haschak & Rodkey, LLC  
Richland Square III, Suite 202  
Johnstown, Pennsylvania 15904 155

Estate of **JAY ALLEN MILLER** a/k/a **JAY A. MILLER**, deceased, late of the Township of Somerset, PA. **SAMUEL CLARK MILLER**, Executor, 53 Meadowood Drive, Jackson, TN 38305.  
**AMANDA L. SEELYE**, Esquire  
Grabill & Seelye, P.L.L.C.  
320 Frankstown Road  
Altoona, PA 16602 155

Estate of **ROSE MARIE PINTO** a/k/a **ROSEMARIE PINTO** a/k/a **ROSE PINTO** a/k/a **ROSE M.**

**PINTO**, deceased, late of Windber Borough, Somerset County, Pennsylvania. **MARY JO ELLENBERGER**, 1816 Somerset Avenue, Windber, PA 15963.  
**MICHELLE A. TOKARSKY**, Esquire  
Silverman, Tokarsky & Forman, LLC  
227 Franklin Street, Suite 410  
Johnstown, PA 15901 155

Estate of **JOSEPHINE TAYLOR**, deceased, late of Shade Township, Somerset County, Pennsylvania. **JOHN JAMES TAYLOR**, 101 Statler Street, Central City, Pennsylvania 15926. No. 473 Estate 2018.  
**DAVID J. FLOWER**, Attorney  
Yelovich and Flower  
166 East Union Street  
Somerset, Pennsylvania 15501 155

### THIRD PUBLICATION

Estate of **SAMUEL KANIUK**, deceased, late of Shade Township, Somerset County, Pennsylvania. **SUSANNE K. SENYO**, Executrix, 1600 Guyton Road, Allison Park, PA 15101 or  
**LAUREN CASCINO PRESSER**  
Timothy M. Ayres, LLC  
218 College Park Plaza  
Johnstown, PA 15904  
Attorney for Estate 154

Estate of **DOROTHY H. MCINTYRE**, deceased, late of Brothersvalley Township, Somerset County, PA. **HARRY RITCHEY**, Executor, 1306 Suhrie Hollow Road, Berlin, PA 15530. No. 56-18-00501.  
**MEGAN E. WILL**, Esquire  
202 East Union Street  
Somerset, PA 15501 154

Estate of **GERALD T. SCHAEFER**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **THOMAS G. SCHAEFER**,

Administrator.  
c/o DENNIS J. GOUNLEY, Esquire  
15 East Otterman Street  
Greensburg, PA 15601 154

**NOTICE OF  
TRUST ADMINISTRATION**

NOTICE IS HEREBY GIVEN of the administration of **THE KANIUK LIVING TRUST, DATED SEPTEMBER 26, 2011**, pursuant to 20 Pa.C.S.A. § 7755(c). Mary Kaniuk, a Settlor of the Trust, died on July 5, 2017, and the surviving Settlor of the Trust, Samuel Kaniuk, died on June 25, 2018, both late of Shade Township, Somerset County, Pennsylvania. ALL persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to: SUSANNE K. SENYO, 1600 Guyton Road, Allison Park, PA 15101, Successor Trustee or LAUREN CASCINO PRESSER Timothy M. Ayres, LLC 218 College Park Plaza Johnstown, PA 15904  
Attorney for Trust 154

**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, FEBRUARY 15, 2019  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary:  
LSF10 MASTER PARTICIPATION

TRUST v. **DOUGLAS K. GOLDSTEN and SANDRA B. GOLDSTEN**  
DOCKET NUMBER: 361-Civil-2018  
PROPERTY OF: Douglas K. Goldsten  
LOCATED IN: Middlecreek Township  
STREET ADDRESS: 110 Sunridge Drive, E3, Goldsten, Douglas, PA 15622  
BRIEF DESCRIPTION: Building E, Unit E-3, situate in Middlecreek Township, Somerset County, Pennsylvania, located on a parcel of land more specifically shown and described on a Plan of Lots entitled Site Plan, SunRidge Section 1 The Villages at Seven Springs  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
1626, Page 960  
TAX ASSESSMENT NUMBER(S):  
270019620

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

**MARCH 1, 2019**

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

**FEBRUARY 22, 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 156

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### **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, FEBRUARY 15, 2019  
1:30 P.M.**

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

PENNSYLVANIA HOUSING FINANCE AGENCY vs. **MARION KIDD and TINA M. JONES**

DOCKET NUMBER: 55-Civil-2018

PROPERTY OF: Marion Kidd and Tina M. Jones

LOCATED IN: Somerset County, PA  
STREET ADDRESS: 1121 South Rosina Avenue, Somerset, PA 15501

BRIEF DESCRIPTION: All that certain lot of ground situate in Edgewood Addition to Somerset Borough, being know, designated and numbered as Lot No. 6 in Block No. 6 of all that certain plan of lots, a plot of which is recorded in the Office of the Recorder of Deeds in Somerset County, Pennsylvania, in Deed Book Volume 129, Page 438 and also recorded in the Office of the Recorder of Deeds of Somerset County, Pennsylvania, in Plat Book Volume 1, Page 39.

IMPROVEMENTS THEREON:  
Residential Dwelling

RECORD BOOK VOLUME:  
2509, Page 361

TAX ASSESSMENT NUMBER(S):  
Parcel No. 41-0-018820

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

**MARCH 1, 2019**

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

**FEBRUARY 22, 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** 156

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**FRIDAY, FEBRUARY 15, 2019  
1:30 P.M.**

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

CAPTION OF CASE: J.P. MORGAN MORTGAGE ACQUISITION CORP. v. **DUANE H. MAUST**

DOCKET NUMBER: 2018-50416

PROPERTY OF: DUANE H. MAUST

LOCATED IN: Township Summit, County of Somerset, Pennsylvania

STREET ADDRESS: 114 Hetz Road, Meyersdale, PA 15552

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**BRIEF DESCRIPTION:** All that certain parcel or lot of ground situate in the Township Summit, County of Somerset and Commonwealth of Pennsylvania, bounded and described as follows:

**IMPROVEMENTS:**

Residential Dwelling

**RECORD BOOK:** Book 2203 Page 546 Instrument 2010007976

**TAX ASSESSMENT NUMBER:**  
460010060

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

**MARCH 1, 2019**

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

**FEBRUARY 22, 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 156

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

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Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, FEBRUARY 15, 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, NA vs.

**JOSHUA J. MIHALICK; MELISSA S. MIHALICK, a/k/a MELISSA SHERREE MIHALICK**

**DOCKET NUMBER: 78CIVIL2018**

**PROPERTY OF:** Joshua J. Mihalick and Melissa S. Mihalick, husband and wife

**LOCATED IN:** Borough of Windber

**STREET ADDRESS:** 903 Park Avenue, Windber, PA 15963

**BRIEF DESCRIPTION OF PROPERTY:**

Lot of Ground

**IMPROVEMENTS THEREON:**

Residential Dwelling

**RECORD BOOK VOLUME:**

2016, Page 184

**TAX ASSESSMENT NUMBER:**

500006360

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

**MARCH 1, 2019**

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

**FEBRUARY 22, 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 156

**NOTICE  
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**FRIDAY, FEBRUARY 15, 2019  
1:30 P.M.**

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

BANK OF AMERICA, N.A. v.  
**MARK D. MILLER**

PROPERTY OF: Mark D. Miller  
DOCKET NUMBER: 221 CIVIL 2018  
LOCATED IN: the Borough/Township of Township of Middlecreek, County of Somerset, and Commonwealth of Pennsylvania.

STREET ADDRESS: 2405 Swiss Mountain AKA Unit L-2405 Building 24, Champion, Pennsylvania 15622

BRIEF DESCRIPTION: One Parcel

RECORD BOOK VOLUME:

1710, Page 413; 2003013917

THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling

TAX I.D. NUMBER: ID#270016340

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

**MARCH 1, 2019**

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

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BRAD CRAMER, Sheriff 156

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**FRIDAY, FEBRUARY 15, 2019  
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 TRUST COMPANY, NATIONAL ASSOCIATION fka THE BANK OF NEW YORK TRUST COMPANY, N.A. as Successor to JPMORGAN CHASE BANK, N.A., as Trustee for RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-Rp1 v. **BEVERLY PHILLIPPI a/k/a BEVERLY J. PHILLIPPI, in Her Capacity as Devisee of Last Will and Testament of EMMA K. MOORE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,**

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**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EMMA K. MOORE, DECEASED**

DOCKET NUMBER: 328-CIVIL-2018  
PROPERTY OF: Beverly Phillippi a/k/a Beverly J. Phillippi, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Emma K. Moore, Deceased  
LOCATED IN: Lincoln Township  
STREET ADDRESS: 2275 Keysertown Road, Somerset, PA 15501-6529  
BRIEF DESCRIPTION OF PROPERTY: All that certain with the address of 2275 Keysertown Road, Somerset, PA 15501-6529 in Lincoln, Somerset County, Pennsylvania  
IMPROVEMENTS THEREON: Residential Dwelling  
RECORD BOOK VOLUME: 569, Page 308  
TAX ASSESSMENT NUMBER(s): 24-006640

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

**MARCH 1, 2019**

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**-TERMS OF THE SALE-**

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**FEBRUARY 22, 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 156

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**FRIDAY, FEBRUARY 15, 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, 4425 Ponce de Leon Blvd, Coral Gables, FL 33146 vs. **GEORGE SIRBAUGH, LORI SIRBAUGH**

DOCKET NUMBER: 372 Civil 2018  
PROPERTY OF: George Sirbaugh and Lori Sirbaugh

LOCATED IN: Township of Shade  
STREET ADDRESS: 416 Bunker Hill, Central City, PA 15926

BRIEF DESCRIPTION OF PROPERTY: 2 STY ALUM HO SHED

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1430, Page 412

TAX ASSESSMENT NUMBER:

S39-040-026-00

PROPERTY ID: 390007020

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

**MARCH 1, 2019**

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

**FEBRUARY 22, 2019**

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BRAD CRAMER, Sheriff 156

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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 **Monday, February 11, 2019, at 9:00 a.m.** in Courtroom #1, Somerset County Courthouse:

**ESTATE**

James Jock

**FIDUCIARY**

Donna Jean Gardner

**ATTORNEY**

Todd T. Turin

Ruth Stark  
a/k/a Ruth H. Stark

Sheree Seben

Craig E. Kuyat

Mae Koontz Holsinger,  
a/k/a Mae K. Holsinger

Susan Holsinger Ulatsky

Michael W. Sahlaney

James L. Kichler

Pamela Shroyer

David J. Weaver

Jerome Layton Tinkey  
a/k/a Jerry Tinkey

Shirley F. Miller

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.