

# 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 **ELLA B. HERAK** a/k/a **ELLA HERAK**, deceased, late of Brothersvalley Township, Somerset County, Pennsylvania. **MICHAEL E. HERAK**, Administrator, 300 Plantation Drive, Warner Robins, Georgia 31088. No. 27 Estate 2010.  
**DOUGLAS McCALL BELL**, Esquire, Attorney  
Bell & Dickey  
P.O. Box 65  
Berlin, PA 15530 236

Estate of **JOHN R. QUINN**, deceased, late of Indian Lake Borough, Somerset County, Pennsylvania. Proceedings No. 00508 of 2014. **EVELYN T. QUINN**, Executrix, 1351 Peninsula Drive, Central City, PA 15926.  
**EDWARD J. KABALA**, Esquire  
Fox Rothschild LLP  
625 Liberty Avenue, 29<sup>th</sup> Floor  
Pittsburgh, PA 15222 236

Estate of **ROSIE M. SKOWRON** a/k/a **ROSIE SKOWRON** a/k/a **ROSIE MARIE SKOWRON**, deceased, late of Paint Borough, Somerset County, Pennsylvania. **STANLEY SKOWRON**, Executor, 113 Keppler Drive, Johnstown, Pennsylvania 15905. No. 528 Estate 2014.  
**WILLIAM E. SEGER**, Esquire  
423 Park Place  
Windber, PA 15963 236

## SECOND PUBLICATION

Estate of **CAROL ANN BARNICK** a/k/a **CAROL A. BARNICK**, deceased, late of Boswell Borough, Somerset County, Pennsylvania. **ROSS J. BARNICK**, Executor, 221 Center Street, Boswell, PA 15531. No. 527 Estate 2014.  
**MOLLY E. METZGAR**, Esquire  
203 East Main Street  
Somerset, PA 15501 235

Estate of **LESTER E. FRIEDLINE** a/k/a **LESTER EARL FRIEDLINE**, deceased, late of Jefferson Township, Somerset County, Pennsylvania. **ROGER L. FRIEDLINE**, Executor, 539 Critchfield Road, Somerset, PA 15501. No. 523 Estate 2014.  
**GEORGE B. KAUFMAN**, Esquire  
P.O. Box 284  
Somerset, PA 15501 235

Estate of **JAY R. LEHMAN, SR.**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **SUSAN J. MILLER**, Co-Executor, 198 Technology Drive, Somerset, PA 15501, **JAY R. LEHMAN, JR.**, Co-Executor, 633 Commissary Road, Fairhope, PA 15535. No. 522 Estate 2014.  
**JUDITH K. CISZEK**, Attorney  
121 West Second St.  
Greensburg, PA 15601 235

Estate of **MARY L. MARTZ** a/k/a **MARY LOUISE MARTZ**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **JERRY A. MARTZ**, Executor, 770 N. Edgewood Avenue, Somerset, PA 15501. No. 507 Estate 2014.  
**JOSEPH B. POLICICCHIO**, Attorney  
118 W. Main St., Suite 302  
Somerset, PA 15501 235

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Estate of **HELEN G. QUEER** a/k/a **HELEN C. QUEER**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **DAPHNE RHINE**, Executor, 4705 Guilford Road, College Park, MD 20740. No. 513 Estate 2014. **GEORGE B. KAUFMAN**, Esquire  
P.O. Box 284  
Somerset, PA 15501 235

Estate of **CASIMIR R. WALAT**, deceased, late of Boswell Borough, Somerset County, Pennsylvania. **JANE M. WALAT**, Administratrix, 703 Main Street, Boswell, PA 15531. No. 534 Estate 2014. **SCOTT P. BITTNER**, Esquire  
Fike, Cascio & Boose  
P.O. Box 431  
Somerset, PA 15501 235

### THIRD PUBLICATION

Estate of **AUDREY JANE BELL** a/k/a **AUDREY J. BELL**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **DAWN JEAN BELL McVICKER**, Executor, 421 McVicker Road, Stoystown, PA 15563. No. 248 Estate 2014. **C. GREGORY FRANTZ**, Esquire  
Attorney for Estate  
118 West Main Street, Suite 304  
Somerset, PA 15501 234

Estate of **ROBERT C. DINGES**, deceased, late of the Conemaugh Township, Somerset County, Pennsylvania. **JANET GOODENOW**, Executrix, 5213 Mobilair Drive, West Palm Beach, FL 33417. **WILLIAM GLEASON BARBIN**, Esquire  
Gleason, Barbin & Markovitz, LLP  
Attorneys for Executrix  
206 Main Street  
Johnstown, PA 15901 234

Estate of **HARVEY W. MOWRY** a/k/a **HARVEY WAYNE MOWRY**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **STACY JO ROSE**, Executor, 540 Overlook Drive, Donegal, Pennsylvania 15628. No. 288 Estate 2012. **DAVID J. FLOWER**, Attorney  
Yelovich and Flower  
166 East Union Street  
Somerset, PA 15501 234

Estate of **JOHN RICHARD PIPON** a/k/a **JOHN R. PIPON**, deceased, late of Paint Township, Somerset County, Pennsylvania. **THOMAS J. PIPON**, Executor, 205 9<sup>th</sup> Street, Windber, Pennsylvania 15963. No. 193 Estate 2014. **DAVID J. FLOWER**, Attorney  
Yelovich and Flower  
166 East Union Street  
Somerset, PA 15501 234

### NOTICE OF REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act, No. 1982-295, approved December 16, 1982, 54 Pa.C.S.A. § 311(g), of the filing in the Department of State at Harrisburg, Pennsylvania, on December 8, 2014, of an application for conducting business under the assumed or fictitious name of **UIS VAPES**, with its principal place of business at 124 North Center Avenue, Somerset, Pennsylvania, 15501; the name and address of the entity owning or interested in said business is **K & S Vapors LLC**, 321 Hillside Lane, Somerset, Pennsylvania, 15501. **MATTHEW G. MELVIN**, Esquire  
**Barbera, Clapper, Beener, Rullo & Melvin, LLP**, Solicitor  
P.O. Box 775  
Somerset, PA 15501 234

**NOTICE OF  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 17, 2014, for the purpose of obtaining a Certificate of Incorporation of a proposed non-profit corporation to be organized under the Pennsylvania Non-Profit Corporation Law of 1988, C15 Pa.C.S.A. Section 5101 et seq. The name of the non-profit corporation is: **H I L L S I D E     H E I G H T S  
HOMEOWNERS ASSOCIATION INC.**

ROBERT I. BOOSE, II, Esquire  
203 West Union Street, Suite 100  
Somerset, Pennsylvania 15501     234

**SOMERSET COUNTY TAX  
CLAIM BUREAU  
300 NORTH CENTER AVE.  
SUITE 370  
SOMERSET PA 15501  
814-445-1550**

**NOTICE OF OFFER TO PURCHASE  
PROPERTY AT PRIVATE SALE**

TO: Edward E & Alda Beener, the  
taxing authorities of Milford Township,  
or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Kathy Pyle an offer to purchase the property below described and designated for the amount listed, which price has been approved by the Bureau, in accordance with the provisions of Article VI, Sections 613, 614, 615 of this Real Estate Tax Sale Law, it's supplements and amendments (72 P.S.5860.613, 614, 615). This Sale is without Warranty of any kind and the Title to the premise is or will be conveyed "AS IS".

The property is identified and described as follows:

OWNER: Edward E & Alda Beener  
ADDRESS: 163 Weatherby Dr,  
Rockwood, PA 15557  
GRANTOR: James F Neilan  
LOCATION OF PROPERTY: Milford  
Twp 28-510  
DESCRIPTION OF PROPERTY:  
199.34 A B Min 41 A Exh TS 13194  
BID AMOUNT: \$3,334.24

If the owner, an interested party, or a person interested in purchasing the property is not satisfied that the sale price approved by the Bureau as above set forth is sufficient, you may within forty-five (45) days from the date of the notice, but no later than February 18, 2015, petition the Court of Somerset County, Pennsylvania, to disapprove the sale as provided in said Real Estate Tax Sale Law. Unless such a petition is filed within a forty-five day period, the sale may be consummated in the Somerset County Tax Claim Bureau at 300 North Center Ave, Suite 370, Somerset, PA 15501, at said price and a deed delivered to the purchaser, free and clear of all tax claims and tax judgments.

**SOMERSET COUNTY TAX CLAIM  
BUREAU**

C. Jane Rizzo, Interim Director     235

**SOMERSET COUNTY TAX  
CLAIM BUREAU  
300 N. Center Ave., Suite 370  
Somerset, PA 15501  
814-445-1550**

**NOTICE OF OFFER TO PURCHASE  
PROPERTY AT PRIVATE SALE**

TO: J. & Angela Pettina C/O Young Beer  
Barn, the taxing authorities of Confluence  
Borough, or any interested person:

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PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Donald Griffith an offer to purchase the property below described and designated for the amount listed, which price has been approved by the Bureau, in accordance with the provisions of Article VI, Sections 613, 614, 615 of the Real Estate Tax Sale Law, its supplements and amendments (72 P.S. 5860.613, 614, 615). This Sale is without Warranty of any kind and the Title to the premise is/or will be conveyed, "AS IS".

The property is identified and described as follows:

OWNER: J. & Angela Pettina C/O Young Beer Bam  
ADDRESS: 608 Oden St., Confluence PA 15424  
GRANTOR: Duane Ringer DBV 36/173  
LOCATION OF PROPERTY: Confluence Borough #13-2980  
DESCRIPTION OF PROPERTY: PT Lot 7 TS 13278  
BID AMOUNT: \$114.00

If the owner, an interested party, or a person interested in purchasing the property is not satisfied that the sale price approved by the Bureau as above set forth is sufficient, you may within forty-five (45) days from the date of the notices, but no later than February 18, 2015, petition the Court of Somerset County, Pennsylvania, to disapprove the sale as provided in said Real Estate Tax Sale Law. Unless such a petition is filed within a forty-five day period, the sale may be consummated in the Somerset County Tax Claim Bureau Office at 300 N. Center Ave, Suite 370, Somerset, PA 15501, at said price and a deed delivered to the purchaser, free and clear of all tax claims and tax judgments.

SOMERSET COUNTY TAX CLAIM  
BUREAU

C. Jane Rizzo, Interim Director 235

COURT OF COMMON PLEAS  
SOMERSET COUNTY-  
PENNSYLVANIA  
CIVIL DIVISION  
DOCKET NO. 481-CIVIL-2014

**FIFTH THIRD BANK (Plaintiff) v. PAMELA WALTERS, SOLELY IN HER CAPACITY AS KNOWN HEIR TO JOHN PHILLIPPI A/K/A JOHN R. PHILLIPPI, DECEASED AND DONNA L. PHILLIPPI, DECEASED AND JOHN R. PHILLIPPI, JR., SOLELY IN HIS CAPACITY AS KNOWN HEIR TO JOHN PHILLIPPI A/K/A JOHN R. PHILLIPPI, DECEASED AND DONNA L. PHILLIPPI, DECEASED AND KATHLEEN HARBAUGH, SOLELY IN HER CAPACITY AS KNOWN HEIR TO JOHN PHILLIPPI A/K/A JOHN R. PHILLIPPI, DECEASED AND DONNA L. PHILLIPPI, DECEASED AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN PHILLIPPI A/K/A JOHN R. PHILLIPPI AND/OR DONNA L. PHILLIPPI, BOTH DECEASED MORTGAGORS AND LAST REAL OWNERS (Defendants)**

TO: Defendants, Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John Phillippi a/k/a John R. Phillippi and/or Donna L. Phillippi, Both Deceased Mortgagors and Last Real Owners: TAKE NOTICE THAT PLAINTIFF, FIFTH THIRD BANK, HAS FILED AN ACTION IN MORTGAGE FORECLOSURE, as captioned above. Said action arises out of a default on a loan secured by a

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mortgage on the property located at 134 A Street, Stoystown, PA 15563.

## NOTICE

Notice to Defend: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

### LAWYER REFERRAL SERVICE

Southwestern Pennsylvania Legal Services,  
Inc.

218 Kimberly Avenue, Suite 101  
Somerset, PA 15501  
Tel: 814-443-4615  
Fax: 814-444-0331

Lauren Berschler Karl, Esquire  
9800B McKnight Road, Suite 230  
Pittsburgh, PA 15237  
(412) 837-1164

Attorneys for Plaintiff

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## NOTICE OF 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, JANUARY 16, 2015  
1:30 P.M.**

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

CAPTION OF CASE: BANK OF AMERICA, N.A., successor by merger to BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP v. **CHAD W. BURKET**

DOCKET NUMBER: 2014-50424

PROPERTY OF: Chad W. Burket

LOCATED IN: Middlecreek Township, County of Somerset, Pennsylvania

STREET ADDRESS: 410 Handwerk Road, Markleton, PA 15551

BRIEF DESCRIPTION OF PROPERTY: ALL THAT CERTAIN tract or parcel of ground situate in Middlecreek Township, Somerset County, Pennsylvania, bounded and described as follows:

IMPROVEMENTS: Residential Dwelling

RECORD BOOK: Book 2069; Page 234

TAX ASSESSMENT NUMBER: 270012840

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

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

**JANUARY 30, 2015**

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

**JANUARY 23, 2015**

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.

JOHN A. MANKEY, Sheriff 236

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

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**FRIDAY, JANUARY 16, 2015**

**1:30 P.M.**

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

CAPTION OF CASE: DEUTSCHE BANK NATIONAL TRUST COMPANY, as TRUSTEE for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-he5 v. **TRACEY ELLIOT, MICHAEL J. HOSTETLER**

DOCKET NUMBER: 249 CV 2014

PROPERTY OF: Tracey Elliot and Michael J. Hostetler

LOCATED IN: Addison Borough, Somerset County, Pennsylvania  
STREET ADDRESS: 501 Main Street, Addison, PA 15411-2050

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1881 Page 892

TAX ASSESSMENT NUMBER(S):

010000450

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 30, 2015**

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JOHN A. MANKEY, Sheriff 236

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**FRIDAY, JANUARY 16, 2015**

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

CAPTION OF CASE: DEUTSCHE BANK NATIONAL TRUST COMPANY, as TRUSTEE for AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-11 by its servicer OCWEN LOAN SERVICING, LLC v. **TIMOTHY M. GOSNELL, LAUREN B. GOSNELL**  
DOCKET NUMBER: 233-Civil-2014  
PROPERTY OF: Timothy M. Gosnell and Lauren B. Gosnell  
LOCATED IN: Confluence Borough  
STREET ADDRESS: 528 Hughart Street, Confluence, PA 15424  
BRIEF DESCRIPTION OF PROPERTY: 2 STY FR HO IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1238 Page 377  
TAX ASSESSMENT NUMBER: 130007530

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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**JANUARY 23, 2015**

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**JOHN A. MANKEY, Sheriff** 236

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**FRIDAY, JANUARY 16, 2015**

**1:30 P.M.**

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

CAPTION OF CASE: DEUTSCHE BANK TRUST COMPANY AMERICAS, as TRUSTEE for SAXON ASSET SECURITIES TRUST 2005-4, MORTGAGE LOAN ASSET BACKED, SERIES 2005-4, by its servicer OCWEN LOAN SERVICING, LLC v. **JAMES A. PETRUNAK, ANN M. PETRUNAK**  
DOCKET NUMBER: 2014-50384  
PROPERTY OF: James A. Petrunak and Ann M. Petrunak  
LOCATED IN: Township of Paint  
STREET ADDRESS: 425 Camp Drive, Windber, PA 15963  
BRIEF DESCRIPTION OF PROPERTY: 1 STY FR HO IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1784 Page 85  
TAX ASSESSMENT NUMBER:

342009530

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 30, 2015**

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

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**JANUARY 23, 2015**

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JOHN A. MANKEY, Sheriff 236