

# SOMERSET LEGAL JOURNAL

## FIRST PUBLICATION

### EXECUTORS NOTICE

Estate of **CHARLES PATRICK MCGUCKIN**, a/k/a **CHARLES MCGUCKIN**, deceased, late of Jefferson Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Laurie A. McGuckin, 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: **LAURIE A. MCGUCKIN**, Executrix, 3513 Dupont Avenue, Kensington, MD. 20895  
No. 00565 Estate 2023  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 413

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### ESTATE NOTICE

In the Estate of **CLIFFORD W. OTT**, deceased, of Conemaugh Township, Somerset County, Pennsylvania, 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 or demands against the same will make them known without delay to: **RICHARD R. OTT**, 133 Rose Road, Armagh, PA 15920  
**SUZANN M. LEHMIER**, Esquire  
Raptosh, Lehmier & Carbonara  
969 Eisenhower Blvd., Suite J  
Johnstown, PA 15904

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### EXECUTORS NOTICE

Estate of **THOMAS D. SPANGLER**, a/k/a **THOMAS DEAN SPANGLER**, deceased, late of Fairhope Township, Somerset County, Pennsylvania. Letters of

Administration in the above estate having been granted to Jed D. Spangler, Administrator, 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: **JED D. SPANGLER**, Administrator, 137 W. Main Street, Apt. 4, Somerset, PA. 15501  
No. 00575 Estate 2023  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 413

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### EXECUTORS NOTICE

Estate of **RODGER J. THOMAS**, a/k/a **RODGER J. THOMAS, SR.**, deceased, late of Windber Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Trudy J. Rudnik, 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: **TRUDY J. RUDNIK**, Executrix, 134 Mt. Hope Road, South Fork, PA. 15956  
No. 00577 Estate 2023  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 413

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### EXECUTOR'S NOTICE

Estate of **NANCY L. TUNSTALL**, Late of Black 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 **MARSHA L. SCHMUCK**, Executor, 1146 Scullton Road, Rockwood, PA

15557, AND GREGORY A. TUNSTALL, Executor, 89 Keim Street, Hollsopple, PA 15935  
No. 56-23-00562  
MATTHEW R. ZATKO, Esq. 413  
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**EXECUTORS NOTICE**

Estate of **DOLORES G. WASYL CZAK**, a/k/a **DOLORES WASYL CZAK**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Randy L. Beistel, 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: **RANDY L. BEISTEL**, Executor, 1877 North Center Avenue, Somerset, PA. 15501 No. 00567 Estate 2023  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 413  
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**EXECUTOR'S NOTICE**

ESTATE OF **ROBERT S. ZEIGLER**, Deceased, LATE OF Jenner 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 M. ZEIGLER**, Executor, 152 Delfire Road, Windber, PA 15963  
Estate No. 56-23-553  
**SCOTT A. WALKER**, Esq.  
Carolann A. Young And Associates  
530 North Center Avenue  
P. O. Box 344  
Somerset, PA 15501  
Attorney for the Estate 413

**SECOND PUBLICATION**

**EXECUTOR'S NOTICE**

Estate of **KRISTINA L. RIES**, also known as **KRISTINA LYNN RIES**, also known as **KRISTINA S. BROWN**, also known as **KRISTINA L. BROWN**, 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: **DOUGLAS MACEWEN BROWN**, Executor, 149 Browns Run, PO Box 4027, Hidden Valley, PA 15502  
Estate File No. 56-23-00573  
**JAMES B. COURTNEY**, Esq.,  
Attorney 412  
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**EXECUTOR'S-  
ADMINISTRATOR'S NOTICE**

Estate of: **CAROL TRESSLER** a/k/a **CAROL JEAN TRESSLER**, Late of: Lincoln 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: **JEFFREY VAN TRESSLER**—  
Executor, 324 Willkow Rd., Berlin, PA 15530  
Estate No. 00555 of 2023  
Attorney **MARCI L. MILLER**  
214 East Union Street  
Somerset, PA 15501 412

**THIRD PUBLICATION**

**ADMINISTRATIX'S NOTICE**

Estate of **CHARLES JAMES FLICK** a/k/a **CHARLES JAMES FLICK, JR.** Late of Brothersvalley Township, SOMERSET COUNTY, PA. Letters of 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 **MELISSA CAVANAUGH**, 190 Main Street, Berlin, PA 15530  
No. 56-23-00299  
**MEGAN E. WILL, Esq.** 411

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**EXECUTOR'S NOTICE**

Estate of **JAMES SIMON SALAMONY** a/k/a **JAMES S. SALAMONY**, 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 **LORAINÉ MARIE NOLDER SHEDLOCK**, 145 Groggin Lane, Portage, PA 15946, **RUTH ANN JORGENSEN**, 14711 20<sup>th</sup> Steet E, Parrish, FL 34219  
No. 2023-00509  
**MATTHEW G. MELVIN, Esq.**  
Barbera, Melvin & Svonavec, LLP, Attorney  
146 West Main Street  
Somerset, Pennsylvania 15501 411

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**EXECUTRIX NOTICE**

Estate of **MARK STAHL**, a/k/a **MARK A. STAHL** deceased late of Central City 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 a payment, and those having claims or demands against the Estate to make the same known, without delay to: **REGINA STAHL** c/o Richard J Russell, Esquire, Abood, Russell, Pappas & Rozich, 709 Franklin Street, Suite 200, Johnstown, PA 15901

**RICHARD J RUSSELL, Esquire**  
Abood, Russell, Pappas & Rozich  
709 Franklin Street, Suite 200  
Johnstown, PA 15901 411

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**EXECUTORS NOTICE**

Estate of **DARLENE ANN WEIMER**, a/k/a **DARLENE A. WEIMER**, a/k/a **DARLENE WEIMER** deceased, late of Somerset Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to **Daniel Bash** and **Kathleen Bash**, 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: **DANIEL BASH**, Co-Executor, 130 Casselman Road, Markleton, PA. 15551, **KATHLEEN BASH**, Co-Executor, 130 Casselman Road, Markleton, PA. 15551  
No. 00543 Estate 2023

**LOIS W. CATON, Esquire**  
**Fike, Cascio & Boose** 411

**NOTICE OF TRUST  
ADMINISTRATION**

NOTICE is hereby given of the administration of **THE MIRIAM M. BERKLEY REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 7, 2005,**

pursuant to 20 Pa.C.S.A. § 7755(c). Miriam M. Berkley, Settlor of the trust, died on August 4, 2023, late of Elk Lick 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: GAYLE L. BENNING, Successor Trustee, 330 Rock Station Road, Meyersdale, PA 15552 or JOCELYN MEEHAN JAQUISH 218 College Park Plaza Johnstown, PA 15904  
Attorney for Trust 411

**IN THE COURT OF COMMON  
PLEAS OF SOMERSET  
COUNTY, PENNSYLVANIA**

CIVIL DIVISION

Case No.: 519 CIVIL 2023

MEYERSDALE SCHOOL DISTRICT, successor by merger to the Summit School District, Plaintiff,

vs.

HOWARD FIKE and SUSAN FIKE, husband and wife, and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through them; M. PAULINE SNOEBERGER, and her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through her; and EVA MAY STAHL, and her heirs, unknown heirs, executors, administrators, personal

representatives, successors, assigns, and all persons claiming under or through her, Defendants.

**ORDER OF COURT**

**AND NOW**, this 14<sup>th</sup> day of December, 2023, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendants for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiff and pursuant to Pa. R.C.P. 1066, **IT IS HEREBY ORDERED** that a judgment by default be entered against the Defendants, Howard Fike and Susan Fike, husband and wife, and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through them; M. Pauline Snoeberger, and her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through her; and Eva May Stahl, and her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under or through her, directing that the Defendants be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

*All that certain piece, parcel or tract of land situate in Summit Township, Somerset County, Pennsylvania, being bounded and described as follows:*

*BEGINNING at a point in the center of Shaw Mines Road (T-825) a 33-*

foot right-of-way; thence along the centerline of said Road, South 54° 52' 53" East, a distance of 253.39 feet to a point in the center of Mason Dixon Highway (S.R. 0219), a 33-foot right-of-way; thence South 19° 50' 05" West, a distance of 102.63 feet to a point in the center of said highway; thence North 54' 52' 53" West, a distance of 78.07 feet; thence South 35° 13' 22" West, a distance of 78.07 feet; thence South 35° 13' 22" West, a distance of 200.22 feet; thence South 30° 54' 40" West, a distance of 216.15 feet to an iron post; thence North 69° 17' 20" West, a distance of 230.65 feet to an iron pin; thence North 30° 35' 28" East, a distance of 573.97 feet through an iron pin to a point in the center of Shaw Mines Road (T-825), being the place of beginning.

CONTAINING three parcels of land consisting of 0.50 acres, 1.46 acres, and 1.13 acres, respectively.

Unless the Defendants shall file an Action in Ejectment against the Plaintiff, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Daily American and once in the Somerset Legal Journal, the Prothonotary shall, upon Praecipe of the Plaintiff, enter a final judgment against the Defendants.

BY THE COURT:

THOMAS E. BRETH, Esquire &  
THOMAS J. MAY, Esquire  
Dillon McCandless King Coulter &  
Graham, LLP  
128 West Cunningham Street  
Butler, Pennsylvania 16001 411

**IN THE COURT OF COMMON  
PLEAS OF SOMERSET  
COUNTY, PENNSYLVANIA**

**No: 90 Civil 2023**

BSRE HOLDINGS, LLC  
Plaintiff

v.

VERONICA L. BALDWIN and  
MICHAEL W. BALDWIN, Wife and  
Husband  
Defendants

**Plaintiff is claiming that it owns 415 Schoolhouse Road, Quemahoning Township, Somerset County. If you have a defense to this action, please see below for the action you need to take.**

**NOTICE TO DEFEND**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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**

# SOMERSET LEGAL JOURNAL

WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO ELIGIBLE  
PERSONS AT A REDUCED FEE  
OR NO FEE.

Southwestern Pennsylvania Legal  
Services, Inc.  
218 Kimberly Avenue, Suite 101  
Somerset PA 15501  
Telephone: 814-443-4615  
Fax: 814-444-0331

CHRISTOPHER A. SARNO, Esq.  
Clymer, Musser & Sarno, PC 411

## 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, JANUARY 19, 2024  
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 SAXON ASSET SECURITIES  
TRUST 2006- 2 MORTGAGE  
LOAN ASSET BACKED  
CERTIFICATES, SERIES 2006-2  
v.

**ALAN B. CARR JR; RENEE A.  
CARR**

DOCKET NUMBER: 2023-50181  
PROPERTY OF: Alan B. Carr Jr;  
Renee A. Carr

LOCATED IN: Paint Township  
STREET ADDRESS: 324 Main St,  
Seanor, PA 15953  
BRIEF DESCRIPTION OF PROPERTY:  
Sor 1 LOT, 2 STY Alum Ho  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1775,  
Page 1088  
PROPERTY ID: 341015070

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

**FEBRUARY 2, 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

**JANUARY 26, 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 413

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**FRIDAY, JANUARY 19, 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 2018-F, Mortgage-Backed Securities, Series 2018-F, by U.S. Bank National Association, as Indenture Trustee  
v.

**VICTOR P. GREGORICH AND  
BARBARA A. GREGORICH**

DOCKET NUMBER: 50320 Civil 2016  
PROPERTY OF: Victor P. Gregorich and Barbara A. Gregorich  
LOCATED IN: Township of Conemaugh  
STREET ADDRESS: 172 Colonial Drive Davidsville PA 15928  
BRIEF DESCRIPTION OF PROPERTY: 1 Lot; 2958 Square feet  
IMPROVEMENTS            THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 2279, Page 142  
PROPERTY ID: 120044340

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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Sheriff 413

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1:30 P.M.**

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

NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING

v.

**WILLIAM STEHLEY A/K/A  
WILLIAM A. STEHLEY, III**

DOCKET NUMBER: 2023-50139  
PROPERTY OF: William Stehley A/K/A William A. Stehley, III  
LOCATED IN: Boswell Borough  
STREET ADDRESS: 310/312 Stonycreek Street, Boswell, PA

SOMERSET LEGAL JOURNAL

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15531

BRIEF DESCRIPTION OF PROPERTY:  
LOT NO. 11 IN BLOCK 17 ON THE  
PLAN OF LOTS OF BOSWELL  
BOROUGH  
IMPROVEMENTS        THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1890,  
Page 264  
PROPERTY ID: 070001320

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

**FEBRUARY 2, 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

**JANUARY 26, 2024**

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

DUSTIN M. WEIR

Sheriff

413