

SOMERSET LEGAL JOURNAL

FIRST PUBLICATION

EXECUTOR'S -

ADMINISTRATOR'S NOTICE

Estate of **BETTY A. BERTOLINI**, Deceased, Late of Boswell Borough, Somerset County, PA. Letters of 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: **NICOLE JO COOK**, Executrix, 373 Hillside Lane, Somerset, PA 15501
Reference: No. 035 Estate 2024
Attorney for the estate:
GEORGE B. KAUFMAN, Esq.
P.O. Box 284
Somerset, PA 15501 421

EXECUTOR'S NOTICE

Estate of **PEGGY ANN EGOLF**, deceased, Late of Somerset Township, 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: **RONALD LEE EGOLF**, Executor c/o **DAVID T. LEAKE**, Attorney
David T. Leake, Esq., Law Office
509 North Center Avenue
Somerset, PA 15501
No. 56-24-00011 421

ESTATE NOTICE

Letters have been granted on the Estate of the following decedent to the representative named who request all persons having claims against the Estate of the decedent to make known the same to them or their attorney, and all persons indebted to the

decedent to make payment to them without delay. IN THE MATTER OF THE ESTATE OF **DAVID HAY GNAGEY**, Late of Elk Lick Township, Somerset County, Pennsylvania.

AGNES LEE, Executrix, 133 County Lane, Meyersdale, PA 15552

SEAN M. BURKE, Esq.

McQuaide Blasko, Inc.

601 Hawthorne Drive, Suite 2A

Hollidaysburg, PA 16648

Attorney for Estate

421

ESTATE NOTICE

Estate of **BARBARA KAY HOSTETLER**, Deceased, late of the Township of Conemaugh, Somerset County, Pennsylvania. NOTICE is hereby given that Letters Testamentary in the estate of the above-named decedent have been granted to the individual(s) set forth below. All persons indebted to the estate are requested to make payment and those having claims or demands against the same will make them known without delay to: **JOHN LARRY HOSTETLER**, Executor, c/o Spence, Custer, Saylor, Wolfe & Rose, LLC, 1067 Menoher Boulevard, Johnstown, PA 15905
Attorneys: **SPENCE, CUSTER, SAYLOR, WOLFE & ROSE, LLC**
1067 Menoher Boulevard
Johnstown, PA 15905 421

EXECUTOR'S -

ADMINISTRATOR'S NOTICE

Estate of **STANLEY A. LOVRENCIC**, Deceased Late of Shade 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

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to make the same known, without delay to: **MICHAEL S. LOVRENCIC**, Administrator, 26 Oakhurst Homes, Apt. F. Johnstown, PA 15906

Reference: No. 034 Estate 2024
Attorney for the estate:
GEORGE B. KAUFMAN, Esq.
P.O. Box 284
Somerset, PA 15501 421

EXECUTOR'S -

ADMINISTRATOR'S NOTICE

Estate of **ELDAN R. SNYDER**, Deceased, Late of Conemaugh 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 **KIMBERLY A. MARLEY**, Executor, 45 Gardner Street, Johnstown, PA 15905

No. 56-24-00039 421

SECOND PUBLICATION

ESTATE NOTICE

Estate of **ROBERT CLAUDE DURST**, deceased, late of Elk Lick 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 are requested to make the same known, without delay to: **EDITH DURST**, 134 Reckner Road, Salisbury, Pa 15558.

MARC THOMAS VALENTINE, Esquire
Snyder Valentine PC
PO Box 192

116 North Center Avenue
Somerset, Pa 15501 420

EXECUTRIX'S NOTICE

Estate of **ADA JANE ESHERICK**, also known as **ADA J. ESHERICK**, Late of Somerset 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 payment, and those having claims or demands against the estate to make the same known, without delay to: **CAROL ANN MILLER**, Executrix, 2514 Glades Pike, Somerset, PA 15501
Estate File No. 56-24-00058

JAMES B. COURTNEY, Esq.,
Attorney 420

ADMINISTRATOR'S NOTICE

Estate of **ERNEST WAYNE GARLAND**, A/K/A **ERNEST W. GARLAND**, deceased, late of Upper Turkeyfoot Township, Somerset County, Pennsylvania. Letters of Administration in the above estate having been granted to **Bridget Garland**, Administratrix, 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: **BRIDGET GARLAND**, Administratrix, 362 Turney Road, Fort Hill, PA. 15540

No. 00256 Estate 2023
LOIS W. CATON, Esquire
Fike, Cascio & Boose 420

EXECUTOR'S NOTICE

Estate of Late of **KIMBERLY J. GODIN** a/k/a **KIMBERLY JEAN GODIN**, Late of Jenner Township, SOMERSET COUNTY, PENNSYLVANIA. Letters Testamentary on the above estate

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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 DAVID E. GODIN, 213 Colton Drive, Stoystown, PA 15563
No. 56-24-00054

MATTHEW G. MELVIN, Esq.
Barbera, Melvin & Svonavec, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 420

ADMINISTRATOR'S NOTICE

Estate of **RITA RENEE SHORT** a/k/a **RITA R. SHORT**, a/k/a **RITA SHORT** deceased, Late of Salisbury Borough, SOMERSET COUNTY, PENNSYLVANIA. 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 SEAN PAUL FREDERICK, 3505 Sunapee Court, Raleigh, NC 27616
No. 56-24-00043

PATRICK P. SVONAVEC, Esq.
Barbera, Melvin & Svonavec, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 420

EXECUTOR'S NOTICE

Estate of **DENNIS WARREN TWOMBLY** a/k/a **DENNY W TWOMBLY**, Late of Addison 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 DUANE STEIN, 3142 Springs Road,

Grantsville, MD 21536
No. 56-24-00061
SCOTT A. WALKER, Attorney at Law, LLC
118 West Main Street, Suite 103
Somerset, PA 15501 420

THIRD PUBLICATION

EXECUTORS NOTICE

Estate of **EMILY A. BROUGHER**, deceased, late of Upper Turkeyfoot Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Tommy M. Brougher, 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: **TOMMY M. BROUGHER**, Executor, 5357 Kingwood Road, Markleton, PA. 15551

No. 00037 Estate 2024
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose 419

ESTATE NOTICE

In the Estate of **PATRICIA A. KIGHT**, deceased, late of, Paint Township Somerset County, Pennsylvania, Letters of 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: **MELISSA L. SCHIFFHAUER**, Executrix, 1087 Forest Hills Drive, Salix, PA 15952

Jennings Law Office P.C.
BROC JENNINGS, Esquire
171 Lovell Avenue, Suite 202
Ebensburg, PA 15931
814-419-8212 419

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ESTATE NOTICE

Estate of **HELEN F. WEAVER**, deceased, Late of Jefferson Township, Somerset County, Pennsylvania. Letters Testamentary on the above Estate having been granted to the following; 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: **LUTHER E. WEAVER**, 494 Kimmel Road, Somerset, PA 15501
Estate No. 56-23-00500
CARL WALKER METZGAR, Esquire
Metzgar & Metzgar, LLC
202 East Main Street
Somerset, PA 15501
814-445-3371
Attorney for the Estate 419

TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **RONALD J. & SHIRLEY J. SECHLER REVOCABLE LIVING TRUST** dated August 17, 2010. Shirley J. Sechler, Grantor of the trust, of Somerset, Somerset County, Pennsylvania, died on August 30, 2023. All persons having claims against Shirley J. Sechler are requested to make known the same to the trustee or attorney named below. All persons indebted to Shirley J. Sechler are requested to make payment without delay to the trustee or attorney named below.
LORI A. CODDINGTON, Trustee
c/o Amy D. Rees, Esquire Sechler Law Firm LLC, 20206 Route 19, Suite 300 Cranberry Twp, PA 16066
AMY D. REES, Esquire
Sechler Law Firm LLC
20206 Route 19, Suite 300
Cranberry Twp, PA 16066 419

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that Casselman United Methodist Church, a Pennsylvania non-profit corporation, having its registered office is located at 521 Hugart Street, Confluence, PA 15424, has filed a Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.
Life and Liberty and Gibbs Law Firm, P.A.
PO Box 5076
Largo, FL 33779 419

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: **WALTER E. & MERCEDES ROTHERMUND**, the taxing authorities of Jenner Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Timothy W. Bergstresser II**, 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, its supplements and amendments (72 P.S.5860.613, 614, 615). This Sale is without Warranty of any kind and the

SOMERSET LEGAL JOURNAL

Title to the premise is or will be conveyed "AS IS".

The property is identified and described as follows:

OWNER: Walter E. & Mercedes Rothermund

ADDRESS: PO Box 1938, Canyon Country, CA 91351

GRANTOR: Laurel Mtn Dvlp Corp
LOCATION OF PROPERTY:

Jenner Township, 21-0-029110
DESCRIPTION OF PROPERTY:

LOT 42 PLAN A LAUREL MTN VILL

BID AMOUNT: \$853.00

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 notice, but no later than April 15, 2024, 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

JANE RIZZO, Director 420

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: **WILLIAM D. HERSCH, GERTRUDE M. HERSCH, and DEANNA KAY KING**, the taxing authorities of Northampton Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Ross A. Shaffer**, 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, 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: (A) Willaim D. & Gertrude M. Hersch, (B) Gertrude M. Hersch, (C) Deanna Kay King, (D) Deanna Kay King

ADDRESS: (A) 189 Elk Lick St., Meyersdale, PA 15552, (B) 189 Elk Lick St., Meyersdale, PA 15552, (C) 189 Elk Lick St., Meyersdale, PA 15552, (D) 189 Elk Lick St., Meyersdale, PA 15552

GRANTOR: (A) Herman W. Hersch, (B) Herman Kenneth Hersch ET AL, (C) Herman Kenneth Hersch ET AL, (D) Herman Kenneth Hersch ET AL

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LOCATION OF PROPERTY:
Northampton Township, (A) 31-0-001270, (B) 31-0-005360C, (C) 31-0-005380C, (D) 31-0-001260C

DESCRIPTION OF PROPERTY: (A) 1.95 A, 1 STY FR HO UN ETC, (B) 1/5 INT 8.78 A, (C) 1/5 INT 8.78 A, (D) 1/5 INT 19.55A

BID AMOUNT: (A) \$1,129.50, (B) \$625.50, (C) \$360.00, (D) \$360.00

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 notice, but no later than April 8, 2024, 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
JANE RIZZO, Director 419

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re: SENIOR CHOICE, INC., Debtor.
Chapter 11
Case No. 24-70040-JAD

SENIOR CHOICE, INC., Movant,
v.
BANK OF OKLAHOMA, N.A., as
Indenture Trustee.
Related to Doc. No.: 12, 51
Hearing Date: March 15, 2024
Hearing Time: 10:00 a.m. ET

NOTICE OF SALE, BID PROCEDURES, SALE OBJECTION, SALE HEARING AND OTHER DEADLINES RELATED THERETO **PLEASE TAKE NOTICE OF THE FOLLOWING:**

1. On February 8, 2024, Senior Choice, Inc., the above-captioned debtor and debtor-in-possession (the “Debtor”) filed with the United States Bankruptcy Court for the Western District of Pennsylvania (the “Court”) a motion Docket No. 12 (the “Motion”)¹ (a) seeking entry of an order (i) authorizing and approving the proposed Bidding Procedures to be used in connection with the sale of the Debtor’s Facilities (as defined herein) free and clear of all liens, claims, interests, and encumbrances (the “Sale”); (ii) setting the deadline by which bids must be submitted (the “Bid Deadline”) and scheduling the hearing to approve the Sale (the “Sale Hearing”); (iii) approving the notice procedures related thereto (the “Notice Procedures”); (iv) authorizing certain procedures (the “Assignment Procedures”) related to the

assumption and assignment of certain executory contracts and unexpired leases (the “Designated Contracts”), Procedures Order (the “Notice of Assumption and Assignment”); and (v) granting related relief.

2. On February 16, 2024, the Court entered the *Order (I) Approving Bidding Procedures In Connection With The Sale Of The Debtor’s Facilities, (II) Scheduling The Hearing To Approve The Sale, (III) Approving The Form Of Notice Thereof, (Iv) Approving Procedures For The Assumption And Assignment Of Certain Executory Contracts And Unexpired Leases, (V) Approving The Form And Manner Of Notice Thereof, And (VI) Granting Related Relief; And (B) An Order Authorizing And Approving (I) The Sale Free And Clear Of Liens, Claims, Encumbrances, And Other Interests, (II) The Assumption And Assignment Of Certain Executory Contracts And Unexpired Leases, And (III) Related Relief* [Docket No. 51] the (“Bid Procedures Order”).

3. All interested parties are invited to submit a Qualified Bid and to make offers to purchase the Facilities in accordance with the terms of the Bid Procedures and the Bid Procedures Order. The deadline to submit bids (the “Bid Deadline”) is **March 13 2024. (Eastern Time).**

4. In connection with the proposed Sale contemplated by the Motion and Bid Procedures Order, the Debtor may assume and assign executory contracts and unexpired leases (the “Designated Contracts”) to the Successful Bidder to the extent the Successful Bidder seeks to acquire any of the Contracts. A list of the Contracts and the proposed amount to be paid, if any, to cure any outstanding default under the

respective Contract will be separately filed and served on the applicable Non-Debtor Counterparties. Procedures and deadlines for the Assumption and Assignment of Designated Contracts are set forth in the Bid Procedures Order.

5. The Sale Hearing will commence on March 15, 2024, commencing at 10:00 a.m. (prevailing Eastern Time). Judge Deller will preside in-person at the sale hearing at Courtroom D, U.S. Steel Building, 600 Grant St., 54th Fl., Pittsburgh, PA 15219. To facilitate access to the sale hearing, parties-in-interest will have the courtesy of being able to participate remotely by attending the proceeding either in the Johnstown Courtroom, Courtroom B, First Floor Penn Traffic Building, 319 Washington Street, Johnstown, Pennsylvania 15901 or via the Zoom Video Conference Application (“Zoom”)².

6. Any objections to the Sale to the Stalking Horse Bidder must (x) be in writing, (y) state with specificity the nature of such objection, and (z) be filed with the Court and properly served on the following parties (the “Notice Parties”) so as to be received no later than **March 8, 2024 (the “Sale Objection Deadline”)**: (i) Office of the United States Trustee, Attn: Elvina Rofael (Elivna.Rofael@usdoj.gov) and Kate M. Bradley (Kate.M.Bradley@usdoj.gov), 1000 Liberty Avenue, Suite 1316, Pittsburgh, PA 15222; (ii) counsel to the Bond Trustee, Frederic Dorwart, Lawyers PLLC, Attn: Samuel S. Ory, Esq. and Nora Rose O’Neill, Esq., 124 East Fourth Street, Tulsa, OK 74103-5027, and local counsel to the Bond Trustee, Reed Smith LLP. Attn. Jared S. Roach, Esq., and Emily C.

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Constantinou, Esq., 225 Fifth Avenue, Suite 1200, Pittsburgh, PA 15222; (iii) the list of the 20 largest unsecured creditors of the Debtor; (iv) those persons who have formally appeared and requested notice and service in these proceedings pursuant to Bankruptcy Rules 2002 and 3017; and (v) governmental agencies having a regulatory or statutory interest in this Chapter 11 Case, including the: (a) Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346; (b) United States Attorney's Office for the Western District of Pennsylvania, Attn. Eric G. Olshan, Joseph F. Weis, Jr. United States Courthouse, 700 Grant Street, Suite 4000, Pittsburgh, PA 15219; (c) Commonwealth of Pennsylvania Attorney General, Attn. Gene J. Herne, Chief Attorney General Charitable Trusts and Organizations Section, 1251 Waterfront Place, Mezzanine Level, Pittsburgh, PA 15222; (d) Commonwealth of Pennsylvania, Department of Human Services, Attn. Valerie A. Arkoosh, 625 Forster Street, 3rd Floor, Harrisburg, PA 17105-2675; (e) Commonwealth of Pennsylvania Department of Health, Attn. Christopher J. Gleeson, Esq., Health and Welfare Building, 625 Forster Street, Room 825, Harrisburg, PA 17120; and (f) Department of Health & Human Services, Centers for Medicare & Medicaid Services, Attn.: Michele L. Purdue, Chief Counsel, 801 Market Street, Suite 9700, Philadelphia, PA 19107 (collectively, the "Notice Parties"); and (vi) counsel to the Stalking Horse Bidders.

7. All Objections not otherwise resolved by the parties prior thereto shall be heard at the Sale Hearing. **THE FAILURE OF ANY PARTY TO TIMELY FILE WITH THE**

COURT AND SERVE ON THE NOTICE PARTIES A SALE OBJECTION FOREVER SHALL BAR SUCH PARTY FROM ASSERTING, AT THE SALE HEARING OR THEREAFTER, ANY OBJECTION TO THE RELIEF REQUESTED IN THE MOTION, OR TO THE CONSUMMATION AND PERFORMANCE OF THE APPLICABLE SALE CONTEMPLATED BY AN APPLICABLE ASSET PURCHASE AGREEMENT WITH A SUCCESSFUL BIDDER, INCLUDING THE TRANSFER OF THE ASSETS TO THE APPLICABLE SUCCESSFUL BIDDER(S), FREE AND CLEAR OF ALL LIENS, CLAIMS, INTERESTS, AND ENCUMBRANCES PURSUANT TO SECTION 363(F) OF THE BANKRUPTCY CODE.

Dated: February 16, 2024

/s/ Morris S Bauer

Jeffrey W. Spear (PA Bar No. 56838)

E-mail: JWSpear@duanemorris.com

Morris S. Bauer (PA Bar No. 207890)

E-mail: MSBauer@duanemorris.com

Drew S. McGehrin (PA Bar No. 322568)

E-mail: DSMcGehrin@duanemorris.com

Duane Morris llp

1540 Broadway, 14th Floor

New York, NY 10036-4086

Telephone: +1 212 692-1000

Proposed Counsel for Senior Choice, Inc.

And

Joel M. Walker (PA Bar No. 26515)

E-mail: jmwalker@nshmlaw.com

NYE, STIRLING, HALE, MILLER

SOMERSET LEGAL JOURNAL

& SWEET LLP
1145 Bower Hill Road, Suite 104
Pittsburgh, PA 15243
Telephone: +1 412 443-4145

*Proposed Co-Counsel for Senior
Choice, Inc.*

1. Capitalized terms used herein but otherwise not defined shall have the meanings ascribed to such terms in the Motion.

2. To participate in and join via Zoom, please initiate and use the following link at least ten (10) minutes prior to the scheduled Zoom Hearing time: <https://www.zoomgov.com/j/16009283473>, or alternatively, you may use the following Meeting ID: 160 0928 3473. All participants appearing by Zoom must comply with the Notice of Temporary Modification of Procedures Before the Honorable Jeffery A. Deller For Matters Scheduled On or After January 1, 2021 (“Judge Deller’s Zoom Procedures”), which can be found on the Court’s website at <http://www.pawb.uscourts.gov/content/judge-jeffery-deller>.

Persons without video conferencing capabilities must immediately contact Chambers staff at (412) 644-4710 to make alternative arrangements. Absent emergency circumstances, such arrangements must be made no later than three (3) business days prior to the hearing.

All persons are reminded that pursuant to the Court’s Notice and Order, and as set forth in Judge Deller’s Zoom Procedures, the public’s recording or duplication of any audio or video of the hearing is strictly prohibited. 419

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, MARCH 15, 2024
1:30 P.M.**

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

PENNYMAC LOAN SERVICES, LLC
v.

GREGORY BILLETDEAUX

DOCKET NUMBER: 360-civil-2023
PROPERTY OF: GREGORY
BILLETDEAUX
LOCATED IN: Somerset Township
STREET ADDRESS: 375 Village
Road, Friedens, PA 15541
BRIEF DESCRIPTION OF PROPERTY:
1 1/2 STY FR HO ATT GAR
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2714,
Page 833
PROPERTY ID: 420026680

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

APRIL 1, 2024

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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-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

MARCH 22, 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 421

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FRIDAY, MARCH 15, 2024 1:30 P.M.

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

SOMERSET TRUST COMPANY

v.

JEFFREY J. DITZLER

DOCKET NUMBER: 377 CIVIL 2023
PROPERTY OF: Jeffrey J. Ditzler
LOCATED IN: Borough Of Stoystown
STREET ADDRESS: 624 Main
Street aka 624 West Main Street,

Stoystown, Somerset County,
Pennsylvania 15563

BRIEF DESCRIPTION OF PROPERTY:
Residential, 0.240 acres and
doublewide mobile home

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME: 1761,
Page 111

TAX ASSESSMENT NUMBER(s)
REF NO: 450002770

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

APRIL 1, 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-

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MARCH 22, 2024

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DUSTIN M. WEIR

Sheriff 421

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**FRIDAY, MARCH 15, 2024
1:30 P.M.**

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

MORTGAGE ASSETS
MANAGEMENT, LLC
v.

KATHLEEN GRIFFITH

DOCKET NUMBER: 367 Civil 2023
PROPERTY OF: Kathleen Griffith
LOCATED IN: Jerome
STREET ADDRESS: 232 Front
Street, Jerome, PA 15937
BRIEF DESCRIPTION OF PROPERTY:
IMPROVEMENTS THEREON:
Residential Real Estate
RECORD BOOK VOLUME: 1225,
Page 948
TAX PARCEL NUMBER: 120023060

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

APRIL 1, 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

MARCH 22, 2024

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**FRIDAY, MARCH 15, 2024
1:30 P.M.**

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

SOMERSET TRUST COMPANY
v.

**KAYLA LIVENGOOD,
JOSHUA LIVENGOOD, and
JOSHUA SUTTON**

DOCKET NUMBER: 174 CIVIL 2023
PROPERTY OF: JOSHUA SUTTON
LOCATED IN: Township of Elk Lick
STREET ADDRESS: 157 Livengood

SOMERSET LEGAL JOURNAL

Street, Boynton, Elk Lick Township,
Somerset County, Pennsylvania
15532

BRIEF DESCRIPTION OF PROPERTY:
Residential, 2 story aluminum house
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 3010,
Page 109
TAX ASSESSMENT NUMBER(s)
REF NO: 140001530

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

APRIL 1, 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

MARCH 22, 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 421

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, MARCH 15, 2024 1:30 P.M.

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

LAKEVIEW LOAN SERVICING,
LLC

v.

HENRY MAZZAFERRO solely in
His Capacity as Heir of THOMAS
MAZZAFERRO, Deceased

THOMAS MAZZAFERRO II,
solely in **His Capacity as Heir of**
THOMAS MAZZAFERRO,
Deceased

JOSHUA F. MAZZAFERRO solely
in **His Capacity as Heir of**
THOMAS MAZZAFERRO,
Deceased

BENJAMIN J. MAZZAFERRO
solely in **His Capacity as Heir of**
THOMAS MAZZAFERRO,
Deceased

DOCKET NUMBER: 2023-50007

PROPERTY OF: HENRY

MAZZAFERRO solely in His
Capacity as Heir of THOMAS
MAZZAFERRO, Deceased THOMAS
MAZZAFERRO II, solely in His
Capacity as Heir of THOMAS
MAZZAFERRO, Deceased JOSHUA
F. MAZZAFERRO solely in His
Capacity as Heir of THOMAS

SOMERSET LEGAL JOURNAL

MAZZAFERRO, Deceased
BENJAMIN J. MAZZAFERRO solely
in His Capacity as Heir of THOMAS
MAZZAFERRO, Deceased
LOCATED IN: Borough of New
Baltimore
STREET ADDRESS: 291 Juniata
Street, New Baltimore, PA 15553
BRIEF DESCRIPTION OF PROPERTY:
1 STY VINYL HO GARS
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2363,
Page 836
Property ID: 290000730

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claimants are further notified that a
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APRIL 1, 2024

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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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MARCH 22, 2024

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said period of time, the property will
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DUSTIN M. WEIR

Sheriff 421

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the Courthouse at Somerset or such
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the sale.

FRIDAY, MARCH 15, 2024 1:30 P.M.

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

SOMERSET TRUST COMPANY
v.

**JAMES D. MULLEN and
REBECCA MULLEN**

DOCKET NUMBER: 205-CIVIL-2022
PROPERTY OF: James D. Mullen and
Rebecca Mullen

LOCATED IN: Quemahoning Township
STREET ADDRESS: 769 Haines
Road, Stoystown, Quemahoning
Township, Somerset County,
Pennsylvania 15563

BRIEF DESCRIPTION OF PROPERTY:
Residential, Single Family, Dwelling on
approximately 6 acres.

IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2696,
Page 683

TAX ASSESSMENT NUMBER(S)
REF NO: 350003100

ALL PARTIES INTERESTED and
claimants are further notified that a
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posted in the Office of the Sheriff on

SOMERSET LEGAL JOURNAL

APRIL 1, 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

MARCH 22, 2024

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DUSTIN M. WEIR

Sheriff 421

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FRIDAY, MARCH 15, 2024 1:30 P.M.

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BAYVIEW LOAN SERVICING,
LLC

vs.

MARK D. PAXTON

DOCKET NUMBER: 2019-50499
PROPERTY OF: Mark D. Paxton
LOCATED IN: Jenner Township,
Somerset County
STREET ADDRESS: 978 Ralptown
Road, Stoystown, PA 15563
BRIEF DESCRIPTION OF PROPERTY:
All that certain lot or piece of ground
situate in Jenner Township, County of
Somerset, and Commonwealth of
Pennsylvania
IMPROVEMENTS THEREON: a
Residential Dwelling
RECORD BOOK VOLUME: 1886,
Page 1082
TAX ASSESSMENT NUMBER(s):
210008070

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

APRIL 1, 2024

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-TERMS OF THE SALE-

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MARCH 22, 2024

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DUSTIN M. WEIR

Sheriff 421

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**FRIDAY, MARCH 15, 2024
1:30 P.M.**

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

ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.
v.

**TIMOTHY PETERSHEIM AKA
TIMOTHY LEE PETERSHEIM**

DOCKET NUMBER: 2022-50518
PROPERTY OF: Timothy Petersheim
aka Timothy Lee Petersheim
LOCATED IN: Elk Lick Township
STREET ADDRESS: 780 Saint Paul
Road, Meyersdale, PA 15552
BRIEF DESCRIPTION OF PROPERTY:
2 STY FR HO GAR BNS
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2667,
Page 762
PROPERTY ID: 140009690

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

APRIL 1, 2024

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DUSTIN M. WEIR

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