

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 **CLARENCE C. HARMON** a/k/a **CLARENCE CLIFTON HARMON** a/k/a **CLARENCE HARMON**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **ROSALIE G. EMERICK**, Executrix, 172 Old Forbes Road, Stoystown, PA 15563. Estate File No. 56-17-00432. **JAMES B. COURTNEY**, Esq., Attorney
P.O. Box 1315
Somerset, PA 15501 91

Estate of **MAE KOONTZ HOLSINGER** a/k/a **MAE K. HOLSINGER**, deceased, late of Paint Township, Somerset County, Pennsylvania. **SUSAN HOLSINGER ULATSKY**, Administrator C.T.A., c/o Sahlaney & Dudeck Law Office, 430 Main Street, Johnstown, PA 15901. **MICHAEL W. SAHLANEY**, Esquire
Sahlaney & Dudeck Law Office
430 Main Street
Johnstown, PA 15901-1823 91

Estate of **ALVERTA G. LUCE**, deceased, late of Somerset Borough, Somerset County, PA. **JAY SNYDER**, Administrator, 113 Sneer Drive, Jefferson Hills, PA 15025.

No. 274 Estate 2017.
GEORGE B. KAUFMAN, Esquire
P.O. Box 284
Somerset, PA 15501-0284 91

Estate of **WILDA MAE MORGAN** a/k/a **WILDA M. MORGAN**, deceased, late of Jenner Township, Somerset County, Pennsylvania. **BRIAN WILLIAM SMITH**, Executor, c/o Carroll Law Offices, P.O. Box 604, Somerset, PA 15501. No. 421 Estate 2017. **WILLIAM R. CARROLL**, Esquire
Carroll Law Offices
P.O. Box 604
Somerset, PA 15501 91

SECOND PUBLICATION

Estate of **PAUL T. CHARLTON**, deceased, late of Quemahoning Township, Somerset County, Pennsylvania. **ROBERT CHARLTON**, Administrator, c/o Carroll Law Offices, 160 West Main Street, P.O. Box 604, Somerset, PA 15501. No. 97 Estate 2017. **WILLIAM R. CARROLL**, Esquire
Carroll Law Offices 90

Estate of **DALE S. MEYERS**, deceased, late of Middlecreek Township, Somerset County, Pennsylvania. **MEADE M. MEYERS**, Administrator, c/o Proden & O'Brien: Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401. Estate No. 56-17-00381. **WENDY L. O'BRIEN**, Esquire
Proden & O'Brien

Estate of **JEAN L. ORR** a/k/a **JEAN LAVERNE ORR**, deceased, late of Somerset Borough, Somerset County, PA. **ANDREW J. MILLER**, Executor, 117 Pletcher

SOMERSET LEGAL JOURNAL

Road, White, PA 15490. Phone:
724-455-2964.
Estate No. 56-17-00422.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702 90

Estate of **JAMES W. WILTROUT**,
deceased, late of Upper Turkeyfoot
Township, Somerset County,
Pennsylvania. DIANA GERBER
WILTROUT, Administrator, 118
South Center Avenue, Apt. 5,
Somerset, PA 15501.
Estate No. 56-17-00323.
MARK D. PERSUN, Esquire
Attorney for the Estate
158 East Main Street
Somerset, Pennsylvania 15501
(814) 445-4021 90

THIRD PUBLICATION

Estate of **DORCAS COSTO** a/k/a
DORCAS L. COSTO a/k/a
DORCAS LOUISE COSTO,
deceased, late of Paint Township,
Somerset County, Pennsylvania.
RICHARD L. COSTO, JR.,
Administrator, c/o Sahlaney &
Dudeck Law Office, 430 Main
Street, Johnstown, PA 15901.
ARLENE ANN DUDECK, Esquire
430 Main Street
Johnstown, PA 15901 89

Estate of **MARGARET M. JUST**,
deceased, late of Somerset Borough,
Somerset County, PA. TIMOTHY J.
BENCE and JOHN T. PANETTI,
Co-Executors, 905 W. Main St.,
Somerset, PA 15501.
No. 56-17-00406.
TIMOTHY J. BENCE
JOHN T. PANETTI 89

Estate of **KAREN E. SHAULIS**,
deceased, late of Conemaugh
Township, Somerset County,
Pennsylvania. RYAN J. SHAULIS,
Executor, 1852 Dixie Lane, Altoona,
Pennsylvania, 16602.
No. 56-17-00393.
DANIEL W. RULLO, Esquire
Barbera, Clapper, Beener, Rullo &
Melvin, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 89

Estate of **LLOYD MARTIN
SNYDER, JR.**, a/k/a **LLOYD M.
SNYDER, JR.**, deceased, late of
Black Township, Somerset County,
Pennsylvania. LORI HOFFMAN,
Executrix, 2723 Scullton Road,
Rockwood, PA 15557.
Estate File No. 56-17-00414.
JAMES B. COURTNEY, Esq.,
Attorney
P.O. Box 1315
Somerset, PA 15501 89

Estate of **PHYLLIS W. WILSON**,
deceased, late of Jefferson
Township, Somerset County,
Pennsylvania. CHRISTINE
WILSON COULTER, Executrix,
194 Sunset Ridge Lane, Somerset,
Pennsylvania 15501.
Estate File No. 56-17-00412.
JAMES B. COURTNEY, Esq.,
Attorney
P.O. Box 1315
Somerset, PA 15501 89

CIVIL ACTION LAW COURT OF COMMON PLEAS SOMERSET COUNTY

Number 575 Civil 2014

Mariners Atlantic Portfolio, LLC
v.
James P. Ferreri

SOMERSET LEGAL JOURNAL

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **Unknown Surviving Heirs of
James P. Ferreri**

Your house (real estate) at **186 Opal Lane, Somerset, Pennsylvania 15501** is scheduled to be sold at Sheriff's Sale on **February 16, 2018** at 1:30 p.m. at Lobby of the Somerset County Courthouse, West Union Street, Somerset, Pennsylvania 15501 to enforce the court judgment of \$114,076.22 obtained by Mariners Atlantic Portfolio, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Mariners Atlantic Portfolio, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the

following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who

SOMERSET LEGAL JOURNAL

will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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
ASSOCIATION DE LICENCIADOS
Southwestern PA Legal Services
218 North Kimberly Avenue
Suite 101
Somerset, Pennsylvania 15501
(814) 443-4615

McCABE, WEISBERG & CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109, 215-790-1010 89

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, NOVEMBER 17, 2017
1:30 P.M.**

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

U. S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. **AMY M. BAER F/K/A AMY M. SCHARDT**
DOCKET NO.: 2017-50244

PROPERTY OF: Amy M. Baer f/k/a Amy M. Schardt

STREET ADDRESS: 351 Meyers Avenue, Meyersdale, PA 15522 and Lot/outbuilding located adjacent to 351 Meyers Avenue, Meyersdale, PA 15522

IMPROVEMENTS THEREON:
Residential Dwelling and lot with outbuilding.

BRIEF DESCRIPTION OF PROPERTY: 2 sty vinyl ho att gar and lot being 0.138 acres
RECORD BOOK: 2238 Page 985
TRACT NO. 1: Property ID #: 260002510 (Residence)
TRACT NO. 2: Property ID #: 260002520 (Lot/Outbuilding)

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

DECEMBER 1, 2017

SOMERSET LEGAL JOURNAL

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

NOVEMBER 27, 2017

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.

BRADLEY D. CRAMER, Sheriff 91

NOTICE SHERIFF'S SALE

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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.

CAPTION OF CASE: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES vs. **CAROL JO FERGUSON A/K/A**

**CAROL-JO T. FERGUSON,
JOSEPH M. CALVERLEY,
KEVIN M. CALVERLEY AND
TIMOTHY M. CALVERLEY**

DOCKET NO: 150 Civil 2015

PROPERTY OF: Joseph M. Calverley, Kevin M. Calverley, Timothy M. Calverley and Carol Jo Ferguson a/k/a Carol-Jo T. Ferguson
LOCATED IN: Allegheny Township, County of Somerset

STREET ADDRESS: 9060 Lincoln Highway, Central City, PA 15926

BRIEF DESCRIPTION OF PROPERTY: All that certain lot or piece of ground situate in Allegheny Township, County of Somerset, and Commonwealth of Pennsylvania

IMPROVEMENTS: a Residential Dwelling

RECORD BOOK:

Volume 2430 Page 858

TAX ASSESSMENT NUMBER:

Map No.: 030000910

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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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SOMERSET LEGAL JOURNAL

time of sale will be used to defray additional costs incurred thereby.
BRADLEY D. CRAMER, Sheriff 91

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U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. **JOANN MOORCROFT**

DOCKET NO: 71 CIVIL 2017
PROPERTY OF: Joann Moorcroft
STREET ADDRESS: 332 S. Center Avenue, Somerset, PA 15501
IMPROVEMENTS THEREON:

Residential Dwelling

BRIEF DESCRIPTION OF

PROPERTY: 2 sty br ho gar; 0.15 acres
RECORD BOOK: 2571, page 679
TAX ID NUMBER: 410016730

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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-TERMS OF THE SALE-
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NOVEMBER 27, 2017

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.

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

BRANCH BANKING AND TRUST COMPANY v. **VIVIAN R. NOON, KNOWN SURVIVING HEIR OF DAVID R. NOON AND UNKNOWN SURVIVING HEIRS OF DAVID R. NOON**

PROPERTY OF: Vivian R. Noon, Known Surviving Heir of David R. Noon and Unknown Surviving Heirs of David R. Noon

DOCKET NUMBER: 703 Civil 2016
LOCATED IN: the Borough of Windber, County of Somerset, and Commonwealth of Pennsylvania

SOMERSET LEGAL JOURNAL

STREET ADDRESS: 1106 Cambria Avenue, Windber, Pennsylvania 15963

BRIEF DESCRIPTION: One Parcel
RECORD BOOK:
Volume 2277, Page 416
THE IMPROVEMENTS THEREON
ARE: Residential Dwelling
TAX I.D. NUMBER: 500012440

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

DECEMBER 1, 2017

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-TERMS OF THE SALE-

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BRADLEY D. CRAMER, Sheriff 91

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**FRIDAY, NOVEMBER 17, 2017
1:30 P.M.**

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

SOMERSET TRUST COMPANY
vs. **PENNSYLVANIA ENERGY
PARTNERS, LLC**

DOCKET NO: 673 Civil 2016
PROPERTY OF: Pennsylvania
Energy Partners, LLC

LOCATED IN: Somerset Borough
STREET ADDRESS: 139-141 E.
Union Street, Somerset, PA 15501

BRIEF DESCRIPTION OF
PROPERTY: Pt Lot BNG 0.17A, 2
STY BR OFFICE BLDG

IMPROVEMENTS THEREON:

Commercial Building
RECORD BOOK VOLUME:
2239, Page 618

TAX ID NUMBER: 410052390

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

DECEMBER 1, 2017

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-TERMS OF THE SALE-

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SOMERSET LEGAL JOURNAL

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BRADLEY D. CRAMER, Sheriff 91

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**FRIDAY, NOVEMBER 17, 2017
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. DAVID W. SHORT, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF AGNES M. SHORT, LEO T. SHORT, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF AGNES M. SHORT, BETTY JANE IRVINE, IN HER CAPACITY AS HEIR OF THE ESTATE OF AGNES M. SHORT, BENEDICT J. SHORT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF AGNES M. SHORT, CAROL SHORT, IN HER CAPACITY AS HEIR OF THE ESTATE OF AGNES M. SHORT, PAUL SHORT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF AGNES M. SHORT, ROBERT SHORT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF AGNES M. SHORT, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AGNES M. SHORT, DECEASED

DOCKET NUMBER: 420-CIVIL-2016

PROPERTY OF: David W. Short and Leo T. Short

LOCATED IN: Somerset Borough
STREET ADDRESS: 428 West Union Street, Somerset, PA 15501-1546

BRIEF DESCRIPTION OF PROPERTY: All that certain piece or parcel of land situate in the Borough of Somerset, County of Somerset and Commonwealth of Pennsylvania IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

760, Page 709

TAX ASSESSMENT NUMBER:
410022480

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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-TERMS OF THE SALE-

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SOMERSET LEGAL JOURNAL

additional costs incurred thereby.
BRADLEY D. CRAMER, Sheriff 91

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CAPTION OF CASE: J.P.
MORGAN MORTGAGE
ACQUISITION CORP. v. **KEITH
L. WEBB**

DOCKET NUMBER: 632-CIVIL-
2016

PROPERTY OF: Keith L. Webb
LOCATED IN: Township of
Somerset, County of Somerset,
Pennsylvania

STREET ADDRESS: 117 Forward
Boulevard, Somerset, PA 15501

BRIEF DESCRIPTION OF
PROPERTY:

IMPROVEMENTS:
Residential Dwelling

RECORD BOOK:
Book 2472, Page 409

TAX ASSESSMENT NUMBER:
420027120

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DECEMBER 1, 2017

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CAPTION OF CASE:
NATIONSTAR MORTGAGE LLC
v. **CHAD T. YOUNKIN AND
KELLY SUE YOUNKIN**

DOCKET NUMBER: 2017-50089

PROPERTY OF: Chad T. Younkun and
Kelly Sue Younkun

LOCATED IN: Borough of
Rockwood, County of Somerset,
Pennsylvania

STREET ADDRESS: 525 Broadway

SOMERSET LEGAL JOURNAL

Street, Rockwood, PA 15557

BRIEF DESCRIPTION OF PROPERTY: All that certain lot of ground situate in the Borough of Rockwood, Somerset County, Pennsylvania, lying on the north side of Broadway St., fronting on said street 50 feet, and extending back northward of equal width throughout a distance of one hundred fifty feet to an alley; bounded on the North by an alley; on the East by an alley and on the West by lot now or formerly of Minerva Conway, being the 6th lot east of Chestnut St.

IMPROVEMENTS:

Residential Dwelling

RECORD BOOK:

Book 1855, Page 517

TAX ASSESSMENT NUMBER:

360006600

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