

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 **EVELYN L. BITTNER** a/k/a **EVELYN LOHR BITTNER**, deceased, late of Stoystown Borough, Somerset County, Pennsylvania. **GREGORY L. BITTNER**, Executor, 335 Lakewood Road, Greensburg, PA 15601. No. 419 Estate 2017.

JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose
P.O. Box 431
Somerset, PA 15501 -0431 92

Estate of **ERVIN D. GRAHAM**, deceased, late of Addison Borough, Somerset County, PA. **TAMMY L. KOSCHECK**, 2432 Mt. Davis Road, Fort Hill, PA 15540, **LISA A. KLINK**, 186 Dull Hill Road, Confluence, PA 15424, Co Executors.

Estate No. 56-17-00445.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702 92

Estate of **JOSEPHINE D. KOSHUTE**, deceased, late of Windber Borough, Somerset Co., PA. **CYNTHIA McCLOSKEY**, Executrix, c/o Russell J. Heiple, Esq., Atty. for Executrix, 142 Gazebo Pk.; Ste. 305; Johnstown, PA 15901. No. 56-17-0417.

RUSSELL J. HEIPLE, Esquire

142 Gazebo Pk., Ste. 305
Johnstown, PA 15901 92

Estate of **FLOY M. McCLINTOCK** a/k/a **FLOY MARGARET McCLINTOCK**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **SCOTT L. McCLINTOCK**, 247 Fawn Haven Lane, Somerset, PA 15501, **THOMAS D. McCLINTOCK**, 161 Samuels Road, Somerset, PA 15501, Co-Executors.
No. 441 Estate 2017.

JAMES R. CASCIO, Esquire
Fike, Cascio & Boose
P.O. Box 431
Somerset, PA 15501-0431 92

SECOND 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

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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

THIRD 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 90

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 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

NOTICE OF PETITION FOR CHANGE OF NAME

SOMERSET COUNTY, PENNSYLVANIA

NO. 54 Misc. 2017

NOTICE IS HEREBY GIVEN that on the 19th day of October, 2017, the Petition was filed in the above named Court requesting an Order to change the name of **THANH TUAN NGO** to William Adam Vango.

The Court has fixed the 15th day of December, 2017, at 9:00 A.M. in Courtroom No. 1 of the Somerset County Courthouse at Somerset, Pennsylvania as the time and place for

the hearing on said petition, when and where any and all interested parties may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

THANH TUAN NGO 90

**IN THE COURT OF COMMON
PLEAS OF SOMERSET
COUNTY, PENNSYLVANIA
-CIVIL DIVISION-**

**ESTATE OF BERNARD F.
RUNTZ AND THE ESTATE OF
CHARLES J. RUNTZ, Plaintiffs,**

vs.

**THE HEIRS OF MARCELLA
RUNTZ, Defendants.**

No. 488 Civil 2017

ACTION TO QUIET TITLE

Take notice that on the 11th day of August 2017, the above named Plaintiffs, by the Executrix of their Estates, Carol Lasky, filed a Complaint For Action to Quiet Title in the above-captioned case averring Plaintiffs acquired a parcel located in Jerome, Pennsylvania, by deed dated July 18, 1952, and recorded on July 19, 1952, in the Office of the Recorder of Deeds for Somerset County, Pennsylvania, in Deed Book Volume 443, Page 583, and described as follows:

All that certain piece parcel or lot of ground situate and marked an known as Lot # 108, and having frontage of 41 feet on the Southerly Side of School Avenue, Jerome, Conemaugh Township, Somerset County, Pennsylvania, and maintaining the same width and extending back at right angles between Lots 107 and 109, a distance of 131 feet to a fifteen

(15) foot alley. Containing an area of 0.1233 of an ace and having erected thereon one-half of a dwelling marked and known as #108, School Avenue, Jerome, Conemaugh Township, Somerset County, Pennsylvania.

It is the Plaintiffs desire to clear title to the said premises of any cloud or other potential claim held by said Defendants, their heirs or assigns, personal representatives or other persons claiming to take lawful possession of title through them.

Whereupon the Court of Common Pleas of Somerset County has ordered this Notice of Action be served upon the Defendants by advertisement notify in you that:

If you so wish to defend, you must enter a written appearance personally or by an attorney, and file your defenses and 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 notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**SOUTHWESTERN
PENNSYLVANIA LEGAL
SERVICES**

218 N. Kimberly Avenue, Suite 101
Somerset, PA 15501
814/ 443 4615

A hearing to be held on the 7th day of December 2017 at 11:00AM before the Honorable Scott P. Bittner in Courtroom #1 to consider the

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Plaintiffs Action to Quiet Title and answer any objections filed thereto.
WILLIAM E. SEGER, Esq.
423 Park Place
Windber, PA 15963
(814) 467-4660
Attorney for Plaintiffs 90

IN THE COURT OF COMMON PLEAS OF SOMERSET COUNTY PENNSYLVANIA

No. 521 Civil 2001

LARRY SHELLEY, Plaintiff

v.

THERESA M. STEIN, Defendant

NOTICE TO ENTER JUDGMENT BY DEFAULT

To: **THERESA M. STEIN**

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN **TEN DAYS** FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

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.

Southwestern Pennsylvania Legal Services, Inc.
218 N. Kimberly Avenue, Suite 101
Somerset, Pennsylvania 15501
Telephone (814) 443-4615

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

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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

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

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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.

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

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be

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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.

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

DECEMBER 1, 2017

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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

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**FRIDAY, NOVEMBER 17, 2017
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All the real property described in the

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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

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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NOVEMBER 27, 2017

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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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**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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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

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

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

DOCKET NUMBER: 2017-50089

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PROPERTY OF: Chad T. Younkin and Kelly Sue Younkin

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

STREET ADDRESS: 525 Broadway 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

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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BRADLEY D. CRAMER, Sheriff 91

**NOTICE OF DISMISSAL
OF INACTIVE CIVIL AND
DIVORCE CASES
BY THE SOMERSET COUNTY
COURT OF COMMON PLEAS,
THE PROTHONOTARY'S
OFFICE DUE TO RETURNED
INACTIVE NOTICES BY THE
U.S. POSTAL SERVICE**

PLEASE TAKE NOTICE that the Court of Common Pleas of Somerset County will dismiss with prejudice all the cases in which no action has been taken for two full years or more, unless the parties appear in person or by counsel and show good cause why such dismissal shall not be ordered on December 15, 2017.

THIS action taken under Rule 230.2 of the Pennsylvania Rules of Civil Procedure governing inactive cases.
ANGIE SVONAVEC
Somerset County Prothonotary

1. 30 Divorce 2013
Heather (Raley) McNabb
Vs

Darryl A. McNabb
Plaintiff's Counsel: Steven L. Miller, Esq.
Defendant's Counsel: n/r

2. 430 Civil 2013
Tammy Emerick
Vs

Thomas L. Keller
Plaintiff's Counsel: n/r
Defendant's Counsel: Patrick Svonavec, Esq.

3. 18 Civil 2015

Credit Acceptance Corporation

Vs

Stephanie L. Feathers and John W.

Feathers, Jr.

Plaintiff's Counsel:

Frederic Weinberg, Esq.

Defendant's Counsel: n/r

4. 39 Civil 2015

Citifinancial Servicing, LLC

Vs

Richard H. Berry and Debra A. Berry

a/k/a Debra Berry

Plaintiff's Counsel: Robert Williams, Esq.

Richard's Counsel: Jon McKechnie, Esq.

Debra's Counsel: n/r

5. 387 Civil 2015

CACH, LLC

Vs

Cynthia L. Baer

Plaintiff's Counsel: Lynn Taber, Esquire

Defendant's Counsel: n/r

6. 398 Civil 2015

First National Bank of PA

Vs

John Roswell Shinew a/k/a J.Ross

Shinew and Sandra L. Shinew

Plaintiff's Counsel: Denver E. Wharton, Esq.

John's Counsel: Lisa A. Barndt, Esq.

Sandra's Counsel: n/r

7. 429 Civil 2015

First National Bank of PA

Vs

Kenneth E. Gathagan

Plaintiff's Counsel: Denver E. Wharton, Esq.

Defendant's Counsel: n/r