

# 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 **THEA J. BROWN** a/k/a **THEA JANE FIKE BROWN** a/k/a **THEA JANE BROWN**, deceased, late of Addison Township, Somerset County, Pennsylvania. **JENNIFER BROWN-MITTEREDER**, Executrix, 208 Summit Drive, P.O. Box 213, Buck Hill Falls, PA 18323. Estate File No. 56-18-00422  
**JAMES B. COURTNEY**, Esq. Attorney  
P.O. Box 1315  
Somerset, PA 15501 143

Estate of **JEFFREY J. MAURER** a/k/a **JEFFREY JEREMIAH MAURER** a/k/a **JEFFREY MAURER**, deceased, late of Boswell Borough, Somerset County, Pennsylvania. **CHRISTOPHER** and **DIANE MAURER**, Administrators, 1228 Morris Avenue, Boswell, Pennsylvania 15531. No. 56-18-00411.  
**MATTHEW G. MELVIN**, Esquire  
Barbera, Melvin, Svonavec & Sperlazza, LLP, Attorney  
146 West Main Street  
Somerset, Pennsylvania 15501 143

### SECOND PUBLICATION

Estate of **GEORGE R. FAIDLEY, SR.**, deceased, late of Somerset Township, Somerset County, PA.  
**RANDY L. FAIDLEY**, Co-Executor,

419 Grandview Ave., Rockwood, PA 15557, **DAVID L. FAIDLEY**, Co-Executor, 105 N. Main Str., Friedens, PA 15541. No. 56-18-00407.  
**MEGAN E. WILL**, Esq.  
202 East Union Street  
Somerset, PA 15501 142

Estate of **THOMAS E. JERZ**, deceased, late of Central City Borough, Somerset County, Pennsylvania. **BEVERLY A. JERZ**, 909 Stone Avenue, Central City, Pennsylvania, 15926. No. 398 of 2018.  
**ROBERT I. BOOSE, II**, Esq.  
203 West Union Street, Suite 100  
Somerset, PA 15501  
(814) 443-0793 142

Estate of **DONALD J. MAURER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **DANIEL J. MAURER**, c/o Carroll Law Offices, 160 West Main Street, P.O. Box 604, Somerset, PA 15501. No. 365 Estate 2018.  
**WILLIAM R. CARROLL**, Esq.  
Carroll Law Offices 142

Estate of **MICHAEL J. SPINAZZOLA**, deceased, late of Windber Borough, Somerset County, Pennsylvania. **MARIA E. FISHER**, 203 10<sup>th</sup> Street, Windber, PA 15963, Executrix, or **TIMOTHY M. AYRES**  
Timothy M. Ayres, LLC  
218 College Park Plaza  
Johnstown, PA 15904  
Attorney for Estate 142

Estate of **JOHN A. VOGEL**, deceased, late of Addison Township, Somerset County, Pennsylvania. **BETTY L. VOGEL**, 289 Sechler Road, Fort Hill, PA 15540.  
Estate No. 56-18-00409  
**MOLLY E. METZGAR**, Esquire  
Metzgar & Metzgar, LLC

203 East Main Street  
Somerset, PA 15501  
814-445-3371  
Attorney for the Estate 142

**THIRD PUBLICATION**

Estate of **DOLORES ELAINE FIKE**, deceased, late of Addison Township, Somerset County, PA. GORDON RAY FIKE, Executor, 1454 Fort Hill Road, Fort Hill, PA 15540. Phone: 724-237-1492. Estate No. 56-18-00402. C. GREGORY FRANTZ, Esquire Attorney for Estate 118 West Main Street, Ste. 304 Somerset, PA 15501-2047 Phone: 814-445-4702 141

Estate of **CHARLES J. FRICK**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. SHARON LOVETTE, 816 E. Campus Ave., Davidsville, PA 15928. DENNIS J. STOFKO, Esquire Stofko Law Offices 969 Eisenhower Blvd. Suite E Johnstown, PA 15904 141

Estate of **JULIA KOLONICH**, deceased, late of Hooversville Borough, Somerset County, Pennsylvania. RONALD A. KOLONICH, 3056 Whistler Road, Stoystown, PA 15563. DENNIS J. STOFKO, Esquire Stofko Law Offices 969 Eisenhower Blvd., Suite E Johnstown, PA 15904 141

Estate of **CATHERINE M. RUIS**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. JOSEPH M. RUIS, 409 Colgate Avenue, Johnstown, PA 15905, Executor, or LAUREN CASCINO PRESSER Timothy M. Ayres, LLC

218 College Park Plaza  
Johnstown, PA 15904  
Attorney for Estate 141

**NOTICE OF TRUST ADMINISTRATION**

**TRUST OF: LARRY W. REEDY**

**Late of: 926 South Center Avenue, Somerset, PA 15501**

NOTICE IS HEREBY GIVEN of the Administration of the **LARRY W. REEDY TRUST. LARRY W. REEDY**, Donor of the trust, died on July 18, 2018. All persons having claims against the Trust are requested to make known the same to the trustee, Somerset Trust Company. All persons indebted to **LARRY W. REEDY** are requested to make payment without delay to the **LARRY W. REEDY TRUST** in care of the Trustee named below. SOMERSET TRUST COMPANY, Trustee Trust Department P.O. Box 1330 Somerset, PA 15501 142

**NOTICE OF TRUST ADMINISTRATION**

NOTICE IS HEREBY GIVEN of the administration of **THE MICHAEL J. SPINAZZOLA AND ELAINE T. SPINAZZOLA REVOCABLE LIVING TRUST AGREEMENT, DATED FEBRUARY 23, 2006**, as amended, pursuant to 20 Pa.C.S.A. § 7755(c). Elaine T. Spinazzola, a Settlor of the Trust, died on June 21, 2013, and the surviving Settlor of the Trust, Michael J. Spinazzola, died on August 6, 2018, late of Windber, Somerset County, Pennsylvania. ALL persons indebted to said Trust

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are requested to make payment, and those having claims or demands against the same will make them known without delay to:

MICHAEL JOSEPH SPINAZZOLA,  
MARIE E. FISHER,  
c/o 203 10<sup>th</sup> Street  
Windber, PA 15963, Trustee, or  
TIMOTHY M. AYRES  
218 College Park Plaza  
Johnstown, PA 15904  
Attorney for Trust 142

## NOTICE

IN RE:

C.E.S.  
L.M.S.  
A.H.S.  
A.R.S.

IN THE COURT OF COMMON  
PLEAS OF SOMERSET COUNTY,  
PENNSYLVANIA

No. 15 Adoption 2018

**TO: KAYLA ANN SHULTZ**  
Address Unknown

## AMENDED ORDER TERMINATING PARENTAL RIGHTS

AND NOW, this 16<sup>th</sup> day of October, 2018, upon consideration of the foregoing Petition for Involuntary Termination of Parental Rights filed in the above referenced matter, and having come before this court to be heard, and after hearing on the same, the court specifically finds by clear and convincing evidence that the natural mother, **KAYLA ANN SHULTZ**, Respondent, has, by conduct continuing for a period of at least six months immediately preceding the filing of the petition,

has failed to perform parental duties and under the totality of the circumstances of which the failure is unjustified, and that termination of parental rights and duties would best serve the needs and welfare of the children.

THEREFORE, IT IS ORDERED, ADJUDGED, and DECREED that all parental rights and duties of **KAYLA ANN SHULTZ**, birth mother, in respect to C.E.S., L.M.S., A.M.S., and A.R.S., are terminated forever in accordance with the Adoption Act, 23 Pa. C.S.A. Section 2511(a)(1), and 2511(a)(2), said termination to extinguish the power or the right of said birth parent to object to or receive notice of adoption proceedings;

AND IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the custody of the minor children, C.E.S., L.M.S., A.H.S., and A.R.S., is hereby awarded to Gerald W. Berkebile and Leora J. Berkebile, proposed adoptive parents, until further order of court.

**NOTICE: KAYLA ANN SHULTZ**, shall have the right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, or file with the Court and with the Department of Public Welfare pursuant to Section 2905(d) of the Adoption Act, for the purpose of making that information available to the person to be adopted and to the adoptive parents under the conditions specified in Section 2905(d).

Counsel for Petitioner shall serve a copy of the within Order on Respondent, **KAYLA ANN SHULTZ**, by publication one time in the

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Somerset Daily American and one time in the Somerset Legal Journal; and, thereafter, file with the Court an Affidavit of Service that would include the Proofs of Publication from the Daily American and the Legal Journal with respect to the advertisement of this Order terminating the parental rights of Respondent.

**TO: KAYLA ANN SHULTZ  
YOU HAVE THIRTY (30) DAYS  
FROM THE DATE OF THIS  
ORDER TO APPEAL THE  
COURT'S DECISION TO THE  
PENNSYLVANIA SUPERIOR  
COURT. IF YOU CANNOT  
AFFORD AN ATTORNEY, YOU  
CAN APPLY FOR ASSISTANCE  
OF COUNSEL AT THE LEGAL  
AID OFFICE IN SOMERSET,  
PENNSYLVANIA AT THE  
FOLLOWING ADDRESS:**

Southwestern Pennsylvania  
Legal Services  
218 North Kimberly Avenue  
Somerset, Pennsylvania 15501  
814-445-4516

**UPON THE EXPIRATION OF  
THE APPEAL PERIOD SET  
FORTH ABOVE THE WITHIN  
ORDER OF TERMINATION OF  
PARENTAL RIGHTS SHALL  
BECOME A FINAL ORDER AND  
ADOPTION PROCEEDINGS MAY  
THEREAFTER COMMENCE  
WITHOUT FURTHER NOTICE  
TO RESPONDENT.**

BY THE COURT:  
/s/ Scott P. Bittner, J.

PATRICK P. SVONAVEC, Esquire  
Barbera, Melvin, Svonavec &  
Sperlazza, LLP  
P.O. Box 775  
Somerset, PA 15501 141

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

**IN RE:  
MIAH GABRIELLE CAROTHERS,  
PETITIONER.**

NO. 52 MISC. 2018

## NOTICE

NOTICE IS HEREBY GIVEN that, on the 7<sup>th</sup> day of September, 2018, the Petition for Change of Name was filed in the above-named Court, requesting an Order to change Petitioner's name to **MIAH GABRIELLE GRAY**. The Court has scheduled a hearing for November 19, 2018, at 9:00 a.m. in Courtroom No. 1 of the Somerset County Courthouse, Somerset, Pennsylvania, as the date and time for hearing on the Petition when all interested parties may appear and show cause why the Petition should not be granted.

TERRY L. GRAFFIUS, Esquire  
Leventry, Haschak & Rodkey, LLC  
1397 Eisenhower Boulevard  
Richland Square III, Suite 202  
Johnstown, PA 15904 141

## NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania, on September 4, 2018, for the purpose of obtaining a Certificate of Organization for a limited liability company organized under the Limited Liability Law of 1994 (15 PA. S.C.S.A.

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Section 8901 et seq.) The name of the limited liability company is **SHEBERK LLC**, with its principal office at 399 Cannell Drive, Somerset, Pennsylvania, 15501. The purpose for which the limited liability company is organized is to conduct any and all business permitted under the said Limited Liability Law of the Commonwealth of Pennsylvania.

ROBERT I. BOOSE, II, Esquire  
203 West Union Street, Suite 100  
Somerset, PA 15501 141

## NOTICE

NOTICE IS HEREBY GIVEN to all persons interested in or who may be affected by **BLANSET, INC.**, a Pennsylvania corporation, of Somerset, Pennsylvania, that its shareholders have elected to dissolve said corporation and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation and that its corporate existence shall be ended by the issuance of a certificate of dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 2, 1988, P.L. 1444, No. 177, effective October 1, 1989.

CHAD M. PRITTS, Esquire  
Fike, Cascio & Boose  
Attorneys at Law  
124 North Center Avenue  
P.O. Box 431  
Somerset, PA 15501 141

## 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 16, 2018**  
**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 THE REGISTERED HOLDER of EQUIFIRST MORTGAGE LOAN TRUST 2004-2 ASSET-BACKED CERTIFICATES, SERIES 2004-2 v.

**ROBERT L. ANDERSON**  
DOCKET NUMBER: 1083-Civil-2017  
PROPERTY OF: Robert L. Anderson and  
LOCATED IN: Central City Borough  
STREET ADDRESS: 250 Manges Street, Central City, PA 15926-1000  
BRIEF DESCRIPTION OF PROPERTY: All those two (2) certain lots or pieces of ground situate, lying and being in the Borough of Central City, County of Somerset and State of Pennsylvania.

IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
1744, Page 137  
TAX ASSESSMENT NUMBER(S):  
11-0-006470

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

**NOVEMBER 30, 2018**

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)

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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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

PENNSYLVANIA HOUSING FINANCE AGENCY vs. **TEGANE ASHBROOK**  
DOCKET NO.: 110-Civil-2018

PROPERTY OF: Tegan E. Ashbrook  
STREET ADDRESS: 328 East Main Street, Stoystown, PA 15563

IMPROVEMENTS THEREON:

Residential Dwelling

BRIEF DESCRIPTION OF PROPERTY:  
2 STORY FR HO

RECORD BOOK: 2286, Page 757

PARCEL ID: 45-0-000140

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

**NOVEMBER 30, 2018**

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

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

CALIBER HOME LOANS, INC. v.

**TERRI L. BYAS**, Defendant

DOCKET NUMBER: 181 CV 2018

PROPERTY OF: Terry L. Byas

LOCATED IN: Borough of Windber

STREET ADDRESS: 806 Jefferson

Avenue, Windber, PA 15963

BRIEF DESCRIPTION OF PROPERTY:

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PT LOTS 607 & 608 BNG 0.07 S/1  
STY BR & FR HO GAR  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
2624, Page 606  
TAX ASSESSMENT NUMBER(S):  
500018530

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

**NOVEMBER 30, 2018**

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

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

RE: QUICKEN LOANS INC vs.  
**BRENDA M. CONJELKO F/K/A  
BRENDA M. PANETTI AND  
JEFFERY S. CONJELKO**

DOCKET NUMBER: 239 CIVIL 2018  
PROPERTY OF: Brenda M. Conjelko  
f/k/a Brenda M. Panetti, Jeffery S.  
Conjelko

LOCATED IN: Borough of Windber  
STREET ADDRESS: 803 9<sup>th</sup> Street,  
Windber, PA 15963

BRIEF DESCRIPTION OF PROPERTY:

All that certain lot of ground situate in the Borough of Windber, Somerset County, Pennsylvania. Being more fully described in Deed Book 2130, Page 972, as Instrument No. 2009007692.

IMPROVEMENTS THEREON:

Residential Real Estate  
DEED BOOK 2130, PAGE 982, as  
INSTRUMENT NO. 2009007692  
TAX ASSESSMENT NUMBER(S):  
50-0-009-9520

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

**NOVEMBER 30, 2018**

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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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## NOVEMBER 26, 2018

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BRAD CRAMER, Sheriff 143

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

FIRST NATIONAL BANK OF PENNSYLVANIA vs. **LINDA GRIMES, Executrix of the Estate of NANCY P. MARKER, a/k/a NANCY MARKER and TAX CLAIM BUREAU, as Trustee**

DOCKET NUMBER: 28 Civil 2018  
PROPERTY OF: Linda Grimes, Executrix of the Estate of Nancy P. Marker, a/k/a Nancy Marker and Tax Claim Bureau, as Trustee

LOCATED IN: Summit Township  
STREET ADDRESS: 1900 Rockdale Road, Garrett, PA 15542

BRIEF DESCRIPTION OF PROPERTY:  
1 A, 1 STY CB HO ATT GAR  
IMPROVEMENTS THEREON:  
Residential Dwelling

RECORD BOOK VOLUME:  
630, Page 379  
TAX ASSESSMENT NUMBER(S):  
46-0-006640

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

**NOVEMBER 30, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

WELLS FARGO BANK, NATIONAL ASSOCIATION, as TRUSTEE for



OPTION ONE MORTGAGE LOAN TRUST 2004-1, ASSET-BACKED CERTIFICATES, SERIES 2004-1 v. **DAVID W. HOFFMAN**  
DOCKET NUMBER: 246 CIVIL 2018  
PROPERTY OF: David W. Hoffman and  
LOCATED IN: Stonycreek Township  
STREET ADDRESS: 656 Listie Road, Friedens, PA 15541-7234  
BRIEF DESCRIPTION OF PROPERTY: All that certain with the address of 656 Listie Road, Friedens, PA 15541-7234 in Stonycreek, Somerset County, Pennsylvania  
IMPROVEMENTS THEREON: Residential Dwelling  
RECORD BOOK VOLUME: 1731, Page 192  
TAX ASSESSMENT NUMBER(S): 42-0-076480

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

**NOVEMBER 30, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

PNC BANK, NATIONAL ASSOCIATION v. **CLIFTON E. KOONTZ**

DOCKET NUMBER: 195-CIVIL-2018  
PROPERTY OF: Clifton E. Koontz and  
LOCATED IN: Windber Borough  
STREET ADDRESS: 812 17<sup>th</sup> Street, Windber, PA 15963

BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached with the address of 812 17<sup>th</sup> Street, Windber, PA 15963 in Windber, Somerset County, Pennsylvania  
IMPROVEMENTS THEREON: Residential Dwelling

RECORD BOOK VOLUME: 1708, Page 701  
TAX ASSESSMENT NUMBER(S): 500006380

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

**NOVEMBER 30, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

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**FRIDAY, NOVEMBER 16, 2018  
1:30 P.M.**

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

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK,  
as TRUSTEE for THE  
CERTIFICATEHOLDERS of CWABS,  
INC., ASSET-BACKED CERTIFICATES,  
SERIES 2007-5 v. **MARK  
LEONBERGER A/K/A MARK H.  
LEONBERGER, CHERIE LEONBERGER  
A/K/A CHERIE R. LEONBERGER**  
DOCKET NUMBER: 229-CIVIL-2018  
PROPERTY OF: Mark Leonberger  
a/k/a Mark H. Leonberger and Cherie  
Leonberger a/k/a Cherie R. Leonberger  
LOCATED IN: Stonycreek Township

STREET ADDRESS: 208 Big Rock  
Road, Berlin, PA 15530-8124

BRIEF DESCRIPTION OF PROPERTY:  
All that certain single family detached  
with the address of 208 Big Rock  
Road, Berlin, PA 15530-8124 in  
Stonycreek, Somerset County, Pennsylvania  
IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1975, Page 584

TAX ASSESSMENT NUMBER(S):

44-0-027250

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

**NOVEMBER 30, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

**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,

## SOMERSET LEGAL JOURNAL

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 16, 2018  
1:30 P.M.**

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

LSF9 MASTER PARTICIPATION TRUST v. **JAMES M. MEREDITH**  
PROPERTY OF: James M. Meredith  
DOCKET NUMBER: 474 Civil 2016  
LOCATED IN: the Township of Paint, County of Somerset and Commonwealth of Pennsylvania  
STREET ADDRESS: 625 Sunny Drive, Windber, Pennsylvania 15963  
BRIEF DESCRIPTION OF PROPERTY: One parcel 0.344 acres improved with 1 story dwelling house  
RECORD BOOK: Volume 628, Page 548  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
TAX I.D. NUMBER: 342007240

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

**NOVEMBER 30, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

### **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 16, 2018  
1:30 P.M.**

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

BANK OF AMERICA, N.A. v. **MARK D. MILLER**  
PROPERTY OF: Mark D. Miller  
DOCKET NUMBER: 232 Civil 2018  
LOCATED IN: the Township of Middlecreek, County of Somerset and Commonwealth of Pennsylvania  
STREET ADDRESS: 2201 Swiss Mountain, Champion, Pennsylvania 15622  
BRIEF DESCRIPTION: Condominium Unit  
RECORD BOOK: Volume 1591, Page 394  
THE IMPROVEMENTS THEREON ARE: Condominium Unit  
TAX I.D. NUMBER: ID#270016710

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

**NOVEMBER 30, 2018**

AND that distribution will be made in

# SOMERSET LEGAL JOURNAL

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 26, 2018**

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**FRIDAY, NOVEMBER 16, 2018  
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.  
**THOMAS R. NEMCHIK a/k/a  
THOMAS RICHARD NEMCHIK,  
BARBARA A. NEMCHIK a/k/a  
BARBARA ANN NEMCHIK**

DOCKET NUMBER: 682 CIVIL 2017  
PROPERTY OF: Thomas R. Nemchik  
a/k/a Thomas Richard Nemchik and  
Barbara A. Nemchik a/k/a Barbara Ann  
Nemchik  
LOCATED IN: Quemahoning Township

STREET ADDRESS: 483 Gardner  
Road, Friedens, PA 15541-8620  
BRIEF DESCRIPTION OF PROPERTY:  
All that certain Mobile Home with the  
address of 483 Gardner Road,  
Friedens, PA 15541-8620 in  
Quemahoning, Somerset County,  
Pennsylvania  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
1721, Page 015  
TAX ASSESSMENT NUMBER(S):  
350025050

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

**NOVEMBER 30, 2018**

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 26, 2018**

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.

BRAD CRAMER, Sheriff 143

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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 16, 2018  
1:30 P.M.**

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

**M & T BANK v. LARRY J. NUGENT**  
DOCKET NUMBER: 14 CIVIL 2017  
PROPERTY OF: Larry J. Nugent  
LOCATED IN: Ogle Township  
STREET ADDRESS: 110 Margaret Lane, Windber, PA 15963  
BRIEF DESCRIPTION OF PROPERTY:  
2 Parcels Being 0.275 Acre  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME:  
1515, Page 560  
TAX ASSESSMENT NUMBER(S):  
32-0-001010  
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  
**NOVEMBER 30, 2018**

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**-TERMS OF THE SALE-**

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time of sale will be used to defray additional costs incurred thereby.

BRAD CRAMER, Sheriff 143

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SHERIFF'S SALE**

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**FRIDAY, NOVEMBER 16, 2018  
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 INDENTURE TRUSTEE, for NEW CENTURY HOME EQUITY LOAN TRUST 2005-2 v. **JODI L. PUGH and WAYNE B. PUGH**  
PROPERTY OF: Jodi L. Pugh and Wayne B. Pugh  
DOCKET NUMBER: 54 Civil 2018  
LOCATED IN: the Borough of Somerset, County of Somerset, and Commonwealth of Pennsylvania  
STREET ADDRESS: 1135 Grandview Avenue, Somerset, Pennsylvania 15501-000  
BRIEF DESCRIPTION: Three parcels  
RECORD BOOK: Volume 1802, Page 577  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
TAX I.D. NUMBER: 41-0-022380 & 41-0-017940

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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## **NOVEMBER 30, 2018**

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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BRAD CRAMER, Sheriff 143

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### **FRIDAY, NOVEMBER 16, 2018 1:30 P.M.**

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

HSBC BANK USA, NATIONAL ASSOCIATION, as TRUSTEE, for the registered holders of NOMURA HOME EQUITY HOME LOAN, INC. ASSET-BACKED CERTIFICATES, SERIES

2007-2 c/o OCWEN LOAN SERVICING, LLC, Plaintiff v. **BEVERLY A. SPUDICH and DAVID SPUDICH**

DOCKET NUMBER: 166 Civil 2018

PROPERTY OF: Beverly A. Spudich and David Spudich

LOCATED IN: Township of Jenner  
STREET ADDRESS: 117 5<sup>th</sup> Street,  
Acosta, PA 15520

BRIEF DESCRIPTION OF PROPERTY:

PT LOT 107 BNG 0.165 A

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1571, Page 564

PROPERTY ID.: 210054770

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

### **NOVEMBER 30, 2018**

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### **-TERMS OF THE SALE-**

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BRAD CRAMER, Sheriff 143