

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 **DONALD L. BAILEY** a/k/a **DONALD BAILEY**, deceased, late of Confluence Borough, Somerset County, Pennsylvania. **JOHNNY E. TRESSLER**, Executor, P.O. Box 97, Confluence, PA 15424. No. 285 of 2017. **ROBERT I. BOOSE, II**, Esquire
203 West Union Street, Suite 100
Somerset, PA 15501
(814) 443-0793 76

Estate of **BLAINE E. BAKER**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **MICHAEL D. BAKER**, Executor, 4498 Huckleberry Highway, Berlin, PA 15530. No. 268 Estate 2017. **JEFFREY L. BERKEY**, Esquire
Fike, Cascio & Boose
P.O. Box 431
Somerset, PA 15501 76

Estate of **GARY FAY BLANK**, deceased, late of Southampton Township, Somerset County, Pennsylvania. **LESLIE BLANK**, Administrator, 2765 Hyndman Road, Hyndman, PA 15545. Estate No. 56-17-00226. **ATTORNEY MARCI L. MILLER**
214 East Union Street
Somerset, PA 15501 76

Estate of **ROBERT N. BOLLINGER**, deceased, late of Jenners Township, Somerset County, Pennsylvania. Court Term No. 56-17-00272, **NANCY BOLLINGER**, Administratrix, c/o Welty & Welty LLP, 244 West Main Street, Ligonier, PA 15658. **DOUGLAS J. WELTY**, Esquire
Attorney for Estate
Welty & Welty LLP
Attorneys at Law
244 West Main Street
Ligonier, PA 15658-1130 76

Estate of **GEORGE D. DOOLEY**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **KATHLEEN KRESTAR**, Executor, 320 Seesetown Road, Sydman, PA 15955. No. 56-17-00275. **JON A. BARKMAN**, Esquire
Attorney for the Estate
116 North Center Avenue
Somerset, PA 15501 76

Estate of **JASON L. ENOS**, deceased, late of the City of Lower Turkeyfoot Township, Somerset County, Pennsylvania. **LINDA K. ANDREUZZI**, Administratrix, c/o David S. DeRose, Esquire, QuatriniRafferty, 550 E. Pittsburgh Street, Greensburg, PA 15601. (724) 837-0080, No. 56-17-00248. **DAVID S. DEROSE**, Esquire
Attorney for the Estate of Jason L. Enos
QuatriniRafferty, P.C.
550 East Pittsburgh Street
Greensburg, PA 15601 76

Estate of **MARGARET KOMISAR**, deceased, late of Paint Borough, Somerset County, Pennsylvania. **MARCIA KOKUS**, Executrix, 107 Conigy Road, Ebensburg, PA 15931. No. 289 Estate 2017. **MARCIA KOKUS** 76

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Estate of **DOLORES P. MITCHELL**
a/k/a **DOLORES PEARL MITCHELL**, deceased, late of Brothersvalley Township, Somerset County, PA. **MARY ANN LING**, Executrix, 182 Freedom Lane, Osterburg, PA 16667.
MARY ANN LING 76

SECOND PUBLICATION

Estate of **RICHARD CARL RAUPACH** a/k/a **RICHARD C. RAUPACH**, deceased, late of Berlin Borough, Somerset County, Pennsylvania. **JUSTIN CARL RAUPACH**, Executor, 244 Stemmler Road, Boswell, PA 15531 and **ANDREA L. RAUPACH**, Executrix, 324 West Sanner Street, Somerset, PA 15501. No. 277 Estate 2017.
CHRISTOPHER R. ROBBINS, Esquire Fike, Cascio & Boose
P.O. Box 431
Somerset, PA 15501 75

Estate of **GERALDINE A. TADDIGS**, deceased, late of Central City Borough, Somerset County, Pennsylvania. **JOYCE BAKER**, Executrix, 195 Hawthorne Lane, Somerset, Pennsylvania 15501.
No. 56-17-00079.
PATRICK P. SVONAVEC, Esquire Barbera, Clapper, Beener, Rullo & Melvin, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 75

Estate of **ELIZABETH A. WARNER**
a/k/a **ELIZABETH GROF WARNER**, deceased, late of Somerset Borough, Somerset County, PA. **JAMES W. WARNER**, Executor, 406 Tiffany Drive, Bridgewater, VA 22812. Estate No. 56-17-00279.
C. GREGORY FRANTZ, Esquire Attorney for Estate

118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702 75

THIRD PUBLICATION

Estate of **STEVE JOSEPH BENEDICT, JR.**, a/k/a **STEVE BENEDICT** a/k/a **STEVE J. BENEDICT, JR.**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **BRIAN L. BENEDICT**, Executor, 137 Owen Circle North, Auburndale, FL 33823.
Estate No. 56-17-00224.
MOLLY E. METZGAR, Esquire Attorney for the Estate
203 East Main Street
Somerset, PA 15501 74

Estate of **JANET L. DEITLE** a/k/a **JANET L. RIVERA** a/k/a **JANET RIVERA DEITLE** a/k/a **JANET DEITLE**, deceased, late of Hooversville Borough, Somerset County, Pennsylvania. **HEATHER ANNE BROUGHER**, 911 Main Street, Boswell, Pennsylvania 15531, **ADRIANE B. REVAK**, 408 Stonycreek Street, Boswell, Pennsylvania 15531, Executors.
No. 261 Estate 2017.
DAVID J. FLOWER, Attorney Yelovich and Flower
166 East Union Street
Somerset, PA 15501 74

Estate of **MILDRED LOUISE PERRY** a/k/a **MILDRED L. PERRY**, deceased, late of Paint Township, Somerset County, Pennsylvania. **DENESE JANE ATKINS**, Executor, 512 Babcock Park Dr., Windber, PA 15963.
D. C. NOKES, JR., Esquire Attorney for Executor
243 Adams Street
Johnstown, PA 15901 74

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Estate of **BERNARD SINDOR**, deceased, late of Paint Township, Somerset Co., PA. **BERNADETTE KAY SCOTT**, Executrix, C/O: **RUSSELL J. HEIPLE**, Esquire
Atty. for Executrix
142 Gazebo Pk., Ste. 305
Johnstown, PA 15901 74

Estate of **LEE A. WIBLE, SR.**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **LEE A WIBLE, JR.**, Executor, 1554 County Road 145, Alvin, Texas 77511.
No. 56-17-00269
MATTHEW G. MELVIN, Esquire
Barbera, Clapper, Beener, Rullo & Melvin, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 74

NOTICE OF TRUST ADMINISTRATION PURSUANT TO 20 Pa.C.S. §7755(c)

NOTICE IS HEREBY GIVEN of the administration of the **VALERIA B. STEWART REVOCABLE TRUST** Dated March 16, 2009, and amendments thereto. **VALERIA B. STEWART**, Settlor of the Trust, of the Township of Conemaugh, Somerset County, Pennsylvania, died on June 9, 2017. All persons having claims against **VALERIA B. STEWART** are requested to make them known to the Trustee or Attorney named below. All persons indebted to **VALERIA B. STEWART** are requested to make payment without delay to the Trustee or Attorney named below.

George D. Raptosh, Esquire
227 Franklin Street, Suite 310
Johnstown, PA 15901

GEORGE D. RAPTOSH, Esquire
Raptosh, Lehmier and Carbonara
227 Franklin Street, Suite 310
Johnstown, PA 15901
814.536.8741 75

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 June 12, 2017, 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. Section 8901 et seq.) The name of the limited liability company is **BOULDER SUMMIT LLC**, with its principal office at 396 Old Mule Trail, Meyersdale, Pennsylvania 15552. 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, ESQ.
203 West Union Street, Suite 100
Somerset, PA 15501 74

**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: **EDWARD B. RUSSELL**, the taxing authorities of Addison Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Jeremy D. Petrone & Jenny E. Halfhill, 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: Edward B. Russell
ADDRESS: 711 Kimberly Drive,
Conway, SC 29526
GRANTOR: Donna L. Russell
LOCATION OF PROPERTY:
Addison Twp 02-0-012890
DESCRIPTION OF PROPERTY:
LL1 LOT 32 UNIT 1 BLK 6 BNG
0.11 A, TS 14789
BID AMOUNT: \$1,177.88

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 August 21, 2017, 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
Pamela J. O’Kinsky, Director 74

**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, JULY 21, 2017

1:30 P.M.

JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION v.
**JAMES E. ARDARY, MIRANDA L.
ARDARY**

DOCKET NUMBER: 630 CIVIL 2013
PROPERTY OF: James E. Ardary and
Miranda L. Ardary

LOCATED IN: Conemaugh Township
STREET ADDRESS: 202 Chestnut
Street, Davidsville, PA 15928-9314

BRIEF DESCRIPTION OF
PROPERTY: All that certain single
family detached with the address of
202 Chestnut Street, Davidsville, PA
15928-9314 in Conemaugh, Somerset
County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1844, Page 574

TAX ASSESSMENT NUMBER(S):
120035120

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

AUGUST 4, 2017

AND that distribution will be made in
accordance with the schedule unless
exceptions are filed thereto within ten

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(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

JULY 28, 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 74

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FRIDAY, JULY 21, 2017

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, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1 v. **MICHELE BROADWATER and JEFFERY R. BROADWATER**

PROPERTY OF: Michele Broadwater and Jeffery R. Broadwater

DOCKET NUMBER: 253 Civil 2016
LOCATED IN the Borough/Township of Borough of Berlin, County of Somerset and Commonwealth of Pennsylvania

STREET ADDRESS: 621 Main Street, Berlin, Pennsylvania 15530

BRIEF DESCRIPTION: One Parcel
RECORD BOOK: 1914, Page 17
THE IMPROVEMENTS THEREON
ARE: Residential Dwelling
TAX I.D. NUMBER: 050004970

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

AUGUST 4, 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-

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FRIDAY, JULY 21, 2017

1:30 P.M.

WELLS FARGO BANK, NA v. **ANTHONY J. COLANGELO,**

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KAREN A. COLANGELO

DOCKET NUMBER: 558-CIVIL-2016
PROPERTY OF: Anthony J. Colangelo and Karen A. Colangelo
LOCATED IN: Jenner Township
STREET ADDRESS: 109 Parsonage Road, a/k/a 109 Parsonage Street, Jenners, PA 15546-9604

BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached with the address of 109 Parsonage Road, a/k/a 109 Parsonage Street, Jenners, PA 15546-9604 in Jenner, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
1884, Page 539
TAX ASSESSMENT NUMBER(S):
210026350

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

AUGUST 4, 2017

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**FRIDAY, JULY 21, 2017
1:30 P.M.**

DEUTSCHE BANK NATIONAL TRUST COMPANY as TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES SPMD 2001-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2001-B vs. **CONNIE L. DIVELY; DENNIS D. DIVELY**

DOCKET NUMBER: 18 Civil 2017
PROPERTY OF: Dennis D. Dively and Connie L. Dively, husband and wife, as Tenants by the Entireties
LOCATED IN: Stoneycreek Township
STREET ADDRESS: 556 Indian Drive, Central City, PA 15926

BRIEF DESCRIPTION OF PROPERTY:
IMPROVEMENTS:
A Residential Dwelling
RECORD BOOK: VOLUME 919, Page 655
TAX ASSESSMENT NUMBER:
440025280

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

AUGUST 4, 2017

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FRIDAY, JULY 21, 2017

1:30 P.M.

CAPTION OF CASE:
CITIMORTGAGE, INC v. **JAMES CLAYTON, AS EXECUTOR OF THE ESTATE OF JAMES V. JORDAN, DECEASED AND THE UNITED STATES OF AMERICA**

DOCKET NUMBER: 730 CIVIL 2014
PROPERTY OF: 572 Laurel Court, Hidden Valley, PA 15502

LOCATED IN: Township of Jefferson
STREET ADDRESS: 572 Laurel Court, Hidden Valley, PA 15502

BRIEF DESCRIPTION OF PROPERTY: A Residential Dwelling
IMPROVEMENTS THEREON:

A Townhouse Dwelling
RECORD BOOK VOLUME:
1920, 859

TAX ASSESSMENT NUMBER:
200018310

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

AUGUST 4, 2017

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FRIDAY, JULY 21, 2017

1:30 P.M.

SOMERSET TRUST COMPANY v. **REAL ESTATE BOOK, INC.**

DOCKET NUMBER: 221 Civil 2016
PROPERTY OF: Real Estate Book, Inc.

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LOCATED IN: Shade Township
STREET ADDRESS: 13-15 1st Street,
Cairnbrook, PA 15924

BRIEF DESCRIPTION OF
PROPERTY: Lot 13 – 1 Sty Vinyl
Care Home; Lot 15 – 1 ½ Sty Vinyl
House

IMPROVEMENTS THEREON:
Residential Dwelling and Personal
Care Home

RECORD BOOK VOLUME:
2366, Page 766

TAX ASSESSMENT NUMBER(S):
39-0-005410 and 39-0-005400

ALL PARTIES INTERESTED and
claimants are further notified that a
Proposed Schedule of Distribution
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AUGUST 4, 2017

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JULY 28, 2017

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BRADLEY D. CRAMER, Sheriff 74

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virtue of a certain writ of execution
issued out of the Court of Common
Pleas of Somerset County,

Pennsylvania, to me directed, I will
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Courthouse at Somerset or such other
location as announced prior to the sale.

**FRIDAY, JULY 21, 2017
1:30 P.M.**

PHH MORTGAGE CORPORATION
v. **SUZANNE M. SMITH.**

DOCKET NUMBER: 490-Civil-2016
PROPERTY OF: Suzanne M. Smith

LOCATED IN: Garrett Borough
STREET ADDRESS: 611 Walker
Street, Garrett, PA 15542

BRIEF DESCRIPTION OF
PROPERTY: All that certain single
family detached with the address of
611 Walker Street, Garrett, PA 15542
in Garrett, Somerset County,
Pennsylvania.

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME:
1842, Page 340

TAX ASSESSMENT NUMBER(S):
160000350

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claimants are further notified that a
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FRIDAY, JULY 21, 2017

1:30 P.M.

PNC BANK, NATIONAL ASSOCIATION vs. **KELLY A. VARNER; SEAN P. VARNER**

DOCKET NUMBER: 37-Civil -2017

PROPERTY OF: Sean P. Varner and Kelly A. Varner, husband and wife, as Tenants by the Entireties

LOCATED IN: Jenner Township

STREET ADDRESS: 5805 Somerset Pike, Boswell, PA 15531

BRIEF DESCRIPTION OF PROPERTY:

IMPROVEMENTS:

A Residential Dwelling

RECORD BOOK: VOLUME: 1904, Page 55

TAX ASSESSMENT NUMBER:

210001080; 210029050

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