

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 **BETTY L. DONATI** a/k/a **ELIZABETH L. DONATI**, deceased, late of Paint Borough, Somerset County, Pennsylvania. **EUGENE L. DONATI, JR.**, Executor, 131 Valley Heights Drive, Williamsport, Pennsylvania 17701. No. 56-17-00488. **DANIEL W. RULLO**, Esquire Barbera, Clapper, Beener, Rullo & Melvin, LLP, Attorney 146 West Main Street Somerset, Pennsylvania 15501-0775 97

SECOND PUBLICATION

Estate of **JAMES M. JACOBS, JR.**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **THOMAS P. JACOBS**, Executor, 183 Critchfield Road, Somerset, Pennsylvania 15501. No. 440 Estate 2017. **DAVID J. FLOWER**, Attorney Yelovich and Flower 166 East Union Street Somerset, Pennsylvania 15501 96

Estate of **STEVE MARCUS**, deceased, late of Paint Township, Somerset County, Pennsylvania. **STEPHEN A. MARCUS**, Executor, 3049 Dark Shade Drive, Windber, PA 15963. **JEFFREY W. MILLER**, Esquire Attorney for the Estate Leventry, Haschak & Rodkey, LLC

1397 Eisenhower Boulevard
Richland Square III, Suite 202
Johnstown, Pennsylvania 15904
814-266-1799 96

Estate of **JOANN ZERFOSS** a/k/a **JO ANN ZERFOSS**, deceased, late of Summit Township, Somerset County, PA. **ROXANNE WEEKLEY**, Executrix, 3059 3rd Street, Denbo, PA 15429. No. 480 Estate 2017 **DOUGLAS McCALL BELL**, Esquire-Attorney Bell & Dickey P.O. Box 65 Berlin, PA 15530 96

THIRD PUBLICATION

Estate of **FREDERICK W. CORRADINI** a/k/a **FRED W. CORRADINI** a/k/a **F. W. CORRADINI** a/k/a **FRED CORRADINI**, deceased, late of Shade Township, Somerset County, Pennsylvania. **FREDERICK MICHAEL CORRADINI** a/k/a **FREDERICK M. CORRADINI**, Executor, 2296 Shade Church Road, Central City, Pennsylvania 15926. No. 481 Estate 2017. **JAMES B. YELOVICH**, Attorney Yelovich and Flower 166 East Union Street Somerset, Pennsylvania 15501 95

Estate of **WILMA A. KIMMEL**, deceased, late of Somerset Borough, Somerset County, PA. **SUSAN K. BERKEBILE**, Executrix, 451 Coleman Station Road, Friedens, PA 15541. No. 56-17-00473. **MEGAN E. WILL**, Esquire 202 East Union Street Somerset, PA 15501 95

Estate of **FRANCES NIVINSKI**, deceased, late of Shade Township, Somerset County, Pennsylvania. **FRANCES A. CHIAPPELLI**, Executor, c/o Sahlaney, Dudeck & Hochfeld Law Office, 430 Main Street, Johnstown, PA 15901.
MICHAEL W. SAHLANEY
Attorney-at Law 95

**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 14, 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 **30 DEVELOPMENT LLC**, with its principal office at P.O. Box 258, 629 Taylor Road, Friedens, Pennsylvania, 15541 (Somerset County, Pennsylvania). 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 95

**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 November 8, 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 **CKDS 521 LLC**, with its principal office at 1519 N. Center Avenue, Somerset, Pennsylvania, 15501 (Somerset County, Pennsylvania). 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 95

**NOTICE OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania, on November 17, 2017, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988 (15 Pa. C.S.A. Section 1301, et seq.). The name of the corporation is **LAVANSVILLE LUTHERAN CEMETERY ASSOCIATION INC.**, with its principal office at 708 Sportsman Road, Somerset, Pennsylvania 15501. The purpose for which the corporation is organized is to conduct any and all business permitted under the said Business Corporation Law of the Commonwealth of Pennsylvania.
ROBERT I. BOOSE, II, Esquire
203 West Union Street, Suite 100
Somerset, PA 15501 95

SOMERSET LEGAL JOURNAL

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, DECEMBER 15, 2017
1:30 P.M.**

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

THE CITIZENS NATIONAL BANK, now known as, CITIZENS NEIGHBORHOOD BANK, a division of RIVERVIEW BANK v. **MELISSA LEE ARTICE a/k/a MELISSA L. ARTICE, n/k/a MELISSA LEE SPIKER a/k/a MELISSA L. SPIKER**
DOCKET NUMBER: 61-CIVIL-2017
PROPERTY OF: Melissa Lee Artice a/k/a Melissa L. Artice n/k/a Melissa Lee Spiker a/k/a Melissa L. Spiker
LOCATED IN: Elk Lick Township
STREET ADDRESS: 416 Sunny Vale Road a/k/a Sunnyvale Road, Meyersdale, PA 15552

BRIEF DESCRIPTION OF THE PROPERTY: 4.37 Acre Parcel
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
2027, Page 519
TAX ASSESSMENT NUMBER:
140011290

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 29, 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

DECEMBER 22, 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 95

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1:30 P.M.**

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NATIONSTAR MORTGAGE LLC v. **JOSEPH W. CLAAR, JR. and SUSAN C. CLAAR**

PROPERTY OF: Joseph W. Claar, Jr.
DOCKET NUMBER: 179 Civil 2017
LOCATED in the

Borough/Township of Meyersdale Borough, County of Somerset, and Commonwealth of Pennsylvania
STREET ADDRESS: 326 Main Street, Meyersdale, Pennsylvania 15552

SOMERSET LEGAL JOURNAL

BRIEF DESCRIPTION: One Parcel
RECORD BOOK: Volume 1944, Page
97; Instrument No. 2007000925
THE IMPROVEMENTS THEREON
ARE: Residential Dwelling
PROPERTY ID: 260001500

ALL PARTIES INTERESTED and
claimants are further notified that a
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exceptions are filed thereto within ten
(10) days thereafter.

-TERMS OF THE SALE-

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BRADLEY D. CRAMER, Sheriff 95

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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
expose to sale in the main lobby of the
Courthouse at Somerset or such other
location as announced prior to the sale.

**FRIDAY, DECEMBER 15, 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 v.
EDMONSON REALTY, LLC
DOCKET NUMBER: 300 Civil 2017
PROPERTY OF: Edmonson Realty LLC
LOCATED IN: Jenner Township
STREET ADDRESS: 8841 Somerset
Pike, Boswell, PA 15531

BRIEF DESCRIPTION OF
PROPERTY: 1 STY CB TAVERN
GARAGE APT

IMPROVEMENTS THEREON:

Tavern and Garage Apartment

RECORD BOOK VOLUME:

2542, Page 385

TAX ASSESSMENT NUMBER:

Tract No. 1: Property ID NO. 21-0-013290

Tract No. 2: Property ID NO. 21-0-051320

ALL PARTIES INTERESTED and
claimants are further notified that a
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**SPECIALIZED LOAN SERVICING
LLC v. THOMAS FLETCHER**

DOCKET NUMBER: 267-CIVIL-2017

PROPERTY OF: Thomas Fletcher

LOCATED IN: Windber Borough

STREET ADDRESS: 512 20th Street,
Windber, PA 15963-1906

BRIEF DESCRIPTION OF
PROPERTY: All that certain single
family detached with the address of
512 20th Street, Windber, PA 15963-
1906 in Windber, Somerset County,
Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1753, Page 177

TAX ASSESSMENT NUMBER(S):

500018780

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 29, 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

DECEMBER 22, 2017

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BRADLEY D. CRAMER, Sheriff 95

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**FRIDAY, DECEMBER 15, 2017
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. ROBERT C. FOY,
JUDITH D. FOY**

DOCKET NUMBER: 396 CIVIL 2012

PROPERTY OF: Robert C. Foy and
Judith D. Foy

LOCATED IN: Township of Jefferson

STREET ADDRESS: 5029 Summit
View Court, Hidden Valley, PA 15502

BRIEF DESCRIPTION OF
PROPERTY: All that certain

Condominium Unit with the address of
5029 Summit View Court, Hidden
Valley, PA 15502 in, Somerset
County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

SOMERSET LEGAL JOURNAL

RECORD BOOK VOLUME:
1743, Page 168
TAX ASSESSMENT NUMBER(S):
200030740

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 29, 2017

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BRADLEY D. CRAMER, Sheriff 95

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**FRIDAY, DECEMBER 15, 2017
1:30 P.M.**

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

GREEN TREE SERVICING, LLC v. **ANDREW GARDOSIK, Solely in His Capacity as Executor of the ESTATE of ELIZABETH M. GARDOSIK, Deceased**

DOCKET NUMBER: 164 Civil 2013

PROPERTY OF: Andrew Gardosik, Solely in His Capacity as Executor of the Estate of Elizabeth M. Gardosik, Deceased

LOCATED IN: Township of Paint

STREET ADDRESS: 1724 Hillsboro Road, Hooversville, PA 15963

BRIEF DESCRIPTION OF PROPERTY: 1½STY ALUMHO GAR IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

Book 2475, Page 979

TAX ASSESSMENT NUMBER(S):
341014650

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.

NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY v. **EVERETT KANE**
**Solely in His Capacity as HEIR OF
MARIE FISHER, Deceased**

DOCKET NUMBER: 345 CIVIL 2017
PROPERTY OF: Husband and Wife
and the said Robert Fisher departed
this life on 8/12/2011 and the said
Marie Fisher departed this life on
1/20/2017, vesting title solely in
EVERETT KANE Solely in His
Capacity as Heir of Marie Fisher,
Deceased

LOCATED IN: Somerset Township
STREET ADDRESS: 751 Welsh Hill
Road, Friedens, PA 15541

BRIEF DESCRIPTION OF
PROPERTY: 1 STY BR HO
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
1857, Page 633
PROPERTY ID: 420006560

ALL PARTIES INTERESTED and
claimants are further notified that a
Proposed Schedule of Distribution
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DECEMBER 29, 2017

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BRADLEY D. CRAMER, Sheriff 95

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1:30 P.M.**

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Writ of Execution the following of
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THE BANK OF NEW YORK
MELLON FKA THE BANK OF NEW
YORK, as Trustee for the Certificate
holders of the CWABS, INC., ASSET
BACKED CERTIFICATES SERIES
2007-4 c/o SPECIALIZED LOAN
SERVICING, LLC v. **ROBIN L.
RENNER AND CHANIN L.
RENNER**

DOCKET NUMBER: 706 Civil 2016
PROPERTY OF: Robin L. Renner and
Chanin L. Renner

SOMERSET LEGAL JOURNAL

LOCATED IN: Borough of Rockwood
STREET ADDRESS: 617 Main Street,
Rockwood, PA 15557
BRIEF DESCRIPTION: Lot 78, 2
STY FR HO GAR
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
1515, Page 201
TAX ASSESSMENT NUMBER(S):
360001960

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 29, 2017

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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 95

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Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, DECEMBER 15, 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 v.
MARK T. ROMESBURG

DOCKET NUMBER: 238 Civil 2016

PROPERTY OF: Mark T. Romesburg
LOCATED IN: Ursina Borough,
Somerset County, PA

STREET ADDRESS: 218 Weyand
Avenue, Confluence, PA 15424

BRIEF DESCRIPTION OF
PROPERTY: 0.25A, 2 STY FR HO
GAR GAZEBO

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2264, Page 613

TAX ASSESSMENT NUMBERS:

48-0-001350

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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DECEMBER 22, 2017

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SOMERSET LEGAL JOURNAL

time of sale will be used to defray additional costs incurred thereby.
BRADLEY D. CRAMER, Sheriff 95

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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.

WELLS FARGO BANK, NA vs.
CINDY SPEICHER, AKA CINDY L. SPEICHER

DOCKET NUMBER: 2017-50170
PROPERTY OF: Brian Speicher and Cindy Speicher, husband and wife
LOCATED IN: Borough of Berlin
STREET ADDRESS: 728 Main Street, Berlin, PA 15530
BRIEF DESCRIPTION OF PROPERTY: Lot of Ground IMPROVEMENTS THEREON: Residential Dwelling
RECORD BOOK VOLUME: 2219, Page 239
TAX ASSESSMENT NUMBER: 05-0-007510

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 95

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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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST vs. **CHARLES D. STERN and CAROL M. LANE**

DOCKET NUMBER: 96-Civil-2017
PROPERTY OF: Charles D. Stern and Carol M. Lane
LOCATED IN: Borough of Somerset
STREET ADDRESS: 231 South Columbia Avenue, Somerset, PA 15501
BRIEF DESCRIPTION OF PROPERTY: LOT 7 PT 6 BNG 0.13 A IMPROVEMENTS THEREON:

SOMERSET LEGAL JOURNAL

Residential Dwelling

RECORD BOOK VOLUME:

1316, Page 176

TAX ASSESSMENT NUMBER(S):

41-0-004760

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BRADLEY D. CRAMER, Sheriff 95

SOMERSET LEGAL JOURNAL

NOTICE TO:
ALL PARTIES OF INTEREST OF
CONFIRMATION OF FIDUCIARIES ACCOUNT

The following fiduciaries of the respective estates have filed Accounts and Petitions for Adjudication for confirmation on **Monday, December 11, 2017, at 9:00 a.m.** in Courtroom #1, Somerset County Courthouse:

<u>ESTATE</u>	<u>FIDUCIARY</u>	<u>ATTORNEY</u>
Mary Jane Albright	Herbert Fazenbaker	Marci L. Miller
Ernest R. Crummett a/k/a Ernest Raymond Crummett a/k/a Ernest Crummett	David A. Crummett	Dennis J. Stofko
Janice M. Frazee a/k/a Janice Marie Frazee	Loretta J. Belanger	Patrick P. Svonavec
Richard Livengood	Betty Cooper	William R. Carroll
Krista G. Rensko	AmeriServ Trust & Fin. Ser. Co.	Caram J. Abood

Written objections shall be filed in the office of Sharon K. Ackerman, Clerk of Orphans' Court prior to the foregoing stated date and time.