

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 **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

SECOND PUBLICATION

Estate of **JOHN P. HOWARD**, deceased, late of Upper Turkeyfoot Township, Somerset County, Pennsylvania. **JOHNETTE P. HOWARD**, Executor, P.O. Box 1688, Bridgehampton, NY 11932.
No. 397 Estate 2017.
JAMES R. CASCIO, Esquire
Fike, Cascio & Boose
P.O. Box 431
Somerset, PA 15501-0431 88

Estate of **JERRY ZANE KNOPSNYDER**, deceased, late of Stoystown, Quemahoning Township, Somerset County, Pennsylvania. **JILL BAKER**, Administratrix, of 282 Old Shaffer Road, Somerset, PA 15501.
MICHAEL L. KUHN, Esquire
Attorney for Estate
Coffee Springs Farm

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555 East Main Street
Somerset, PA 15501 88

Estate of **NORA I. SECHLER**, deceased, late of Milford Township, Somerset County, Pennsylvania. **KENNETH SECHLER**, Co-Executor, P.O. Box 962, Shepherdstown, WV 25443, **GEORGIA HARROLD**, Co-Executor, 336 Barron Church Road, Rockwood, PA 15557. Somerset County Estate No. 56-16-00487. **MELANIE M. LASOTA**, Esquire Attorney for the Estate Business & Succession Planning Advisors, LLC One PPG Place, Ste. 1710 Pittsburgh, PA 15222 (412) 281-2870 88

THIRD PUBLICATION

Estate of **JANET CRUZ**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **JULIAN CRUZ**, Administrator, c/o Andrew G. Rothey, Esq., Rosen Louik & Perry, P.C., The Frick Building, Suite 200, 437 Grant Street, Pittsburgh, PA 15219 (#412-281-4200). Somerset County Estate No.: 56-17-00377. **ANDREW G. ROTHEY**, Esquire Rosen Louik & Perry, P.C. 87

Estate of **COLIN ROY DETRICK, SR.**, a/k/a **COLIN R. DETRICK, SR.**, deceased, late of Ridgeley Township, Mineral County, West Virginia. **DOROTHY L. DETRICK**, Executor, 417 Scenic Lane, Ridgeley, WV 26753. No. 391 Estate 2017 **LOIS WITT CATON**, Esquire Fike, Cascio & Boose P.O. Box 431 Somerset, PA 15501 87

Estate of **JAMES L. KICHLER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **PAMELA SHROYER**, Executrix, c/o David J. Weaver, Esquire, 515 Main Street, Johnstown, PA 15901. **DAVID J. WEAVER**, Esquire Attorney for Executrix 515 Main Street Johnstown, PA 15901 87

Estate of **JAMES C. KIMLIN** a/k/a **JAMES KIMLIN**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **THOMAS J. KIMLIN**, Executor, 518 Elm Dr., Johnstown, PA 15905. **D. C. NOKES, JR.**, Esquire Attorney for Executor 243 Adams Street Johnstown, PA 15901 87

Estate of **DONALD H. KREGER** a/k/a **DONALD KREGER**, deceased, late of Middlecreek Township, Somerset County, Pennsylvania. **RHONDA BITTNER**, Executrix, 1214 Old Mill Road, Berlin, PA 15530. Estate No. 56-17-00278. **CARL WALKER METZGAR**, Esquire Metzgar & Metzgar, LLC Attorney for the Estate 203 East Main Street Somerset, PA 15501 87

NOTICE OF TRUST ADMINISTRATION OF

THE RUTH M. RILEY LIVING TRUST DATED JANUARY 10, 1991, AS AMENDED AND THE RUTH M. RILEY INTER VIVOS REVOCABLE TRUST DATED JANUARY 10, 1991, AS AMENDED. RUTH M. RILEY, the Settlor, late of Paint Township,

Somerset County, Pennsylvania, died August 4, 2017. As no personal representative has been appointed for the Ruth M. Riley Estate, all persons indebted to the said decedent or her trusts are requested to make payment, and those having claims or demands against the same to make the same known, without delay to ALBERT BARRY HOSTETLER, Successor Initial Trustee, 3207 Graham Avenue, Windber, Pennsylvania 15963. SAMUEL D. CLAPPER, Esquire Barbera, Clapper, Beener, Rullo & Melvin, LLP, Attorney 146 West Main Street Somerset, Pennsylvania 15501 88

NOTICE OF TRUST ADMINISTRATION

NOTICE IS HEREBY GIVEN of the Administration of the **DONALD H. KREGER and MINNIE E. KREGER REVOCABLE LIVING TRUST dated AUGUST 9, 2002.** Donald H. Kreger, Settlor of the Trust, of Middlecreek Township, Somerset County, Pennsylvania, became deceased on April 5, 2017. All persons having claims against and all persons indebted to the Donald H. Kreger and Minnie E. Kreger Revocable Living Trust dated August 9, 2002, are requested to make known the same to the First Successor Trustee named below:

RHONDA BITTNER
1214 Old Mill Road
Berlin, PA 15530

CARL WALKER METZGAR Esquire
Attorney for the First Successor Trustee
Metzgar & Metzgar, LLC
203 East Main Street
Somerset, PA 15501 87

NOTICE OF TRUST ADMINISTRATION

NOTICE IS HEREBY GIVEN of the Administration of the **DONALD H. KREGER REVOCABLE TRUST dated JULY 29, 2005.** Donald H. Kreger, Settlor of the Trust, of Middlecreek Township, Somerset County, Pennsylvania, became deceased on April 5, 2017. All persons having claims against and all persons indebted to the Donald H. Kreger Revocable Trust dated July 29, 2005, are requested to make known the same to the First Successor Trustee named below:

RHONDA BITTNER
1214 Old Mill Road
Berlin, PA 15530

CARL WALKER METZGAR Esquire
Attorney for the First Successor Trustee
Metzgar & Metzgar, LLC
203 East Main Street
Somerset, PA 15501 87

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, OCTOBER 20, 2017
1:30 P.M.**

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

RE: MID AMERICA MORTGAGE, INC. vs. **HEATH E. BAILEY and JANET L. BAILEY**

DOCKET NUMBER: 584 CIVIL 2016
PROPERTY OF: Heath E. Bailey and

SOMERSET LEGAL JOURNAL

Janet L. Bailey

LOCATED IN: Borough of Somerset
STREET ADDRESS: 427 Clark
Street, Somerset, PA 15501

BRIEF DESCRIPTION OF
PROPERTY: All that certain Lot of
ground situate in the Borough of
Somerset, Somerset County,
Pennsylvania, being more fully
described in Deed Book 2043, Page
460, and Instrument No. 2008006348.

IMPROVEMENTS THEREON:

Residential Dwelling

DEED BOOK: 2043 Page 460

TAX ASSESSMENT NUMBER(S):
41-0-051110

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 3, 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

OCTOBER 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 87

NOTICE SHERIFF'S SALE

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execution issued out of the Court of
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Pennsylvania, to me directed, I will
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the sale.

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1:30 P.M.**

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Writ of Execution the following of
which is a summary.

DEUTSCHE BANK NATIONAL
TRUST COMPANY, as TRUSTEE
for HOME EQUITY MORTGAGE
LOAN ASSET-BACKED TRUST
SERIES INABS 2006-C, HOME
EQUITY MORTGAGE LOAN
ASSET-BACKED CERTIFICATES
SERIES INABS 2006-C v. **JOHN F.
HOGAN**

DOCKET NUMBER: 168-CIVIL-2017
PROPERTY OF: John F. Hogan and
LOCATED IN: Jefferson Township
STREET ADDRESS: 1863 Eagles
Ridge Way, Hidden Valley, PA
15502

BRIEF DESCRIPTION OF
PROPERTY: All that certain with an
address of 1863 Eagles Ridge Way,
Hidden Valley, PA 15502 in
Jefferson, Somerset County,
Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1802 Page 1035

TAX ASSESSMENT NUMBER(S):
200053230

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 3, 2017

AND that distribution will be made in

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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

OCTOBER 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 87

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**FRIDAY, OCTOBER 20, 2017
1:30 P.M.**

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

JPMORGAN CHASE BANK, N.A.
S/B/M CHASE HOME FINANCE
LLC, S/B/M to CHASE
MANHATTAN MORTGAGE
CORPORATION v. **JAY A. JAMES,
TYLOR E. MARTZ**
DOCKET NUMBER: 50113-CIVIL-
2016

PROPERTY OF: Jay A. James and
Tylor E. Martz
LOCATED IN: Fairhope Township

STREET ADDRESS: 109 Palmer
Street, Fairhope, PA 15538

BRIEF DESCRIPTION OF
PROPERTY: All that certain single
family detached with the address of
109 Palmer Street, Fairhope, PA
15538 in Fairhope, Somerset County,
Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1930 Page 516

TAX ASSESSMENT NUMBER(S):

150000090

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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NOVEMBER 3, 2017

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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
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property is knocked down, which
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the balance, in like funds, shall be
paid before

OCTOBER 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 87

NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that
by virtue of a certain writ of
execution issued out of the Court of

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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, OCTOBER 20, 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, NA v. **MARY A JONES A/K/A MARY A NIGHTINGALE, DAVID L. JONES**

DOCKET NUMBER: 16 CIVIL 2017
PROPERTY OF: Mary A. Jones a/k/a Mary A. Nightingale and David L. Jones

LOCATED IN: Somerset Township
STREET ADDRESS: 269 Coleman Station Road, Friedens, PA 15541-8204

BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached with the address of 269 Coleman Station Road, Friedens, PA 15541-8204 in Somerset, Somerset County, Pennsylvania IMPROVEMENTS THEREON:

Residential Dwelling
RECORD BOOK VOLUME:
2546 Page 919

TAX ASSESSMENT NUMBER(S):
420028690

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 3, 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

OCTOBER 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 87

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**FRIDAY, OCTOBER 20, 2017
1:30 P.M.**

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

NATIONSTAR MORTGAGE LLC v. **SHAWN E. LANDIS**

DOCKET NUMBER: 747-CIVIL-2013

PROPERTY OF: Shawn E. Landis

LOCATED IN: Jenner Township
STREET ADDRESS: 197 Demarco Drive, Boswell, PA 15531-2530

BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached with the address of 197 Demarco Drive, Boswell, PA 15531-2530, in Jenner, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME:
1839 Page 68

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TAX ASSESSMENT NUMBER(S):
210024530

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 3, 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

OCTOBER 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 87

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FRIDAY, OCTOBER 20, 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 v. **DEBRA SUE LISBON A/K/A DEBRA LISBON, IN HER CAPACITY AS HEIR OF JEAN V. DIVALENTONE A/K/A JEAN DIVALENTONE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN V. DIVALENTONE A/K/A JEAN DIVALENTONE, DECEASED**

DOCKET NUMBER: 577 CIVIL 2016
PROPERTY OF: Debra Sue Lisbon a/k/a Debra Lisbon and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or under Jean V. Divalentone a/k/a Jean Divalentone, Deceased

LOCATED IN: Boswell Borough
STREET ADDRESS: 3499 Penn Avenue, Boswell, PA 15531-1168

BRIEF DESCRIPTION OF PROPERTY: All that certain Mobile Home with the address of 3499 Penn Avenue, Boswell, PA 15531-1168 in Boswell, Somerset County, Pennsylvania. Also all that certain pieces, parcels or tracts of ground situate in the Borough of Boswell, County of Somerset, Commonwealth of Pennsylvania, more particularly described as follows:

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2233 Page 949

TAX ASSESSMENT NUMBER(S):
070002110

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 3, 2017

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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

OCTOBER 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 87

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**FRIDAY, OCTOBER 20, 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,
Plaintiff vs. **RICHARD L. LITTLE**,
Defendant

DOCKET NUMBER: 612 CIVIL 2014
PROPERTY OF: Richard R. Little
LOCATED IN: Brothersvalley
Township
STREET ADDRESS: 2305 Salco
Road, Berlin, PA 15530

BRIEF DESCRIPTION OF
PROPERTY: Being 1.000 & 0.24
acres

IMPROVEMENTS THEREON:
1 Story House w/Attached Garage
RECORD BOOK VOLUME:
1763 Page 532
TAX ASSESSMENT NUMBER:
08-0-003920 & 08-0-003930

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 3, 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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SOMERSET LEGAL JOURNAL

the sale.

**FRIDAY, OCTOBER 20, 2017
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BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. **KENNETH R. LOWERY, JR.**

DOCKET NUMBER: 543 CIVIL 2014
PROPERTY OF: Kenneth R. Lowery, Jr.
LOCATED IN: Township of Quemahoning, County of Somerset, Pennsylvania

STREET ADDRESS: 201 Kimmelton Road, Stoystown, PA 15563

BRIEF DESCRIPTION OF PROPERTY: All that certain lot or parcels of ground situate in the Township of Quemahoning, County of Somerset and Commonwealth of Pennsylvania, being bound and described as follows, to wit:

IMPROVEMENTS:

Residential Dwelling

RECORD BOOK:

Book 2072, Page 601

TAX ASSESSMENT NUMBER:

350011060

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: FIRST NATIONAL BANK OF PENNSYLVANIA vs. **MELISSA L. MARONE F/K/A MELISSA L. BERKEBILE and DENNIS J. MARONE**

DOCKET NUMBER: No. 274 Civil 2016
PROPERTY OF: Melissa L. Marone f/k/a Melissa L. Berkebile and Dennis J. Marone

LOCATED IN: Benson Borough
STREET ADDRESS: 117 Oak Street, Hollsopple, PA 15935

IMPROVEMENTS: Lot 8 bng 0.225 A, 1 ½ Sty Fr Ho Gar

RECORD BOOK VOLUME:
1286 Page 831

REFERENCE NO.: 04-0-001230

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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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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

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-TERMS OF THE SALE-

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WILMINGTON SAVINGS FUND SOCIETY, FSB, as TRUSTEE for STANWICH MORTGAGE LOAN TRUST A v. **MARJORIE L. STRICKER A/K/A MARJORIE L. DAWSON**

DOCKET NUMBER: 611 CIVIL 2014
PROPERTY OF: Marjorie L. Stricker a/k/a Marjorie L. Dawson and
LOCATED IN: Township of Conemaugh

STREET ADDRESS: 3442 Somerset Pike, Johnstown, PA 15905-8613

BRIEF DESCRIPTION OF PROPERTY: All those certain lots or pieces of land situate, lying and being in the Township of Conemaugh, County of Somerset and State of Pennsylvania, bounded and described as follows:

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1760 Page 891

TAX ASSESSMENT NUMBER(S):

120021790, 120021800, 120021810, 120021820

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 3, 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

OCTOBER 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 87

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, OCTOBER 20, 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 v. **JOY G. TOMLINSON**

DOCKET NUMBER: 681 CIVIL 2016

PROPERTY OF: Joy G. Tomlinson

LOCATED IN: Windber Borough

STREET ADDRESS: 2602 Graham Avenue, Windber, PA 15963-2130

BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached with the address of 2602 Graham Avenue, Windber, PA 15963-2130 in Windber, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

SOMERSET LEGAL JOURNAL

RECORD BOOK VOLUME:

1823 Page 87

TAX ASSESSMENT NUMBER(S):

500015750

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 3, 2017

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-TERMS OF THE SALE-

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OCTOBER 27, 2017

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BRADLEY D. CRAMER, Sheriff 87