

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 **PATRICIA ANN (GALLARDO) BUZA** a/k/a **PATRICIA A. BUZA** a/k/a **PATRICIA BUZA**, deceased, late of Paint Township, Somerset County, Pennsylvania. **PAULA JO KNIPPLE**, Administratrix c.t.a., 3441 Stoystown Road, Stoystown, Pennsylvania 15563. No. 358 Estate 2013.
JOHN J. BARBERA, Esquire
Barbera, Clapper, Beener, Rullo & Melvin, LLP
146 West Main Street, P.O. Box 775
Somerset, PA 15501 168

Estate of **LLOYD R. DUNMEYER** a/k/a **LLOYD ROBERT DUNMEYER** deceased, late of Somerset Borough, Somerset County, Pennsylvania. **ROBIN L. KNUPP**, 1033 Kuhntown Road, Somerset, PA 15501, **SUSAN SLEASMAN**, 264 East Mudpike, Somerset, PA 15501, Executors. No. 365 Estate 2013.
GEORGE B. KAUFMAN, Esquire
P.O. Box 284
Somerset, PA 15501 168

Estate of **ANN NIOVICH** a/k/a **ANN I. NIOVICH**, deceased, late of Windber Borough, Somerset County, Pennsylvania. **ANDREW BACHORZ**, Executor, 507 David Street, Windber, Pennsylvania 15963.

No. 352 Estate 2013.
WILLIAM E. SEGER, Esquire
202 East Union Street
Somerset, PA 15501 168

SECOND PUBLICATION

Estate of **VERNON L. EASH**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **KAREN L. STILES**, 107 3rd Street, P.O. Box 302, Jerome, PA 15937, **DONALD E. EASH**, 3198 Seanor Road, Hollsopple, PA 15935, Executors. No. 324 Estate 2013.
Attorney for Estate:
CATHERINE A. PRIMAVERA-ZAKUCIA, Esquire
Carolann A. Young and Associates
530 North Center Avenue
P.O. Box 344
Somerset, Pennsylvania 15501 167

Estate of **JUNE M. PRITTS**, deceased, late of Black Township, Somerset County, Pennsylvania. **DOUGLAS PRITTS**, Executor, 159 Mountain Laurel Lane, Garrett, PA 15542. No. 360 Estate 2013.
KENNETH W. JOHNSON, Esquire
204 West Main Street, Suite 101
Somerset, PA 15501 167

Estate of **NELMA J. STERN** a/k/a **NELMA JEAN STERN**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **ESTHER Y. DIVELY**, Executrix, 434 Red Oak Drive, Friedens, PA 15541. No. 203 Estate 2013.
MARK D. PERSUN, Esquire
158 East Main Street
Somerset, PA 15501 167

Estate of **MARY ELIZABETH**

THOMAS a/k/a **MARY E. THOMAS**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **DEBRA K. CHAVES**, 322 East Campus Avenue, Davidsville, PA 15928, **DANITA K. SPEIGLE**, 308 Rolling Hill Road, Boswell, PA 15531, Executors. No. 0029 Estate 2013.
Attorney for the Estate:
SUSAN MANKAMYER, Esquire
203 East Main Street
Somerset, PA 15501 167

Estate of **ANNA YODER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **PATRICIA A. HYDOCK**, Executrix, 210 Metzler Street, Johnstown, PA 15904. No. 297 Estate 2013.
RICHARD T. WILLIAMS, SR., Esq.
939 Menoher Boulevard
Johnstown, PA 15905 167

THIRD PUBLICATION

Estate of **SOPHIE D. CERWINSKY** a/k/a **SOPHIE CERWINSKY**, deceased, late of Windber Borough, Somerset County, Pennsylvania. **JOSEPH J. CERWINSKY**, Administrator, 531 Railroad Street, Windber, PA 15963. No. 331 Estate 2013.
WILLIAM E. SEGER, Esquire
202 East Union Street
Somerset, PA 15501 166

Estate of **BETTY L. GRAY**, deceased, late of Meyersdale Borough, Somerset County, Pennsylvania. **BONNIE J. LIVENGOD**, Executrix, 209 Beachley St., Meyersdale, PA 15552. No. 345 Estate 2013.
MARCI L. MILLER, Esquire
214 East Union Street
Somerset, PA 15501 166

Estate of **BETTY I(RENE) HOGGARD** a/k/a **BETTY P. HOGGARD**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **HAROLD D. HOGGARD, II**, Executor, 118 Barron Street, Friedens, Pennsylvania 15541. No. 346 Estate 2013.
JAMES B. YELOVICH, Esquire
Yelovich and Flower
166 East Union Street
Somerset, PA 15501 166

Estate of **MINA G. LUCAS** a/k/a **MINA S. LUCAS**, deceased, late of Somerset, Somerset County, Pennsylvania. **AMY CHAPMAN**, Executor, 6601 Virginia View Court, Bethesda, MD 20816 or **Ted Tishman**, Esquire, Leech Tishman, 525 William Penn Place, 30th Fl., Pittsburgh, PA 15219. No. 341 Estate 2013.
TED TISHMAN, Esquire 166

Estate of **JUDITH ANN MAUST**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **SHERRY D. NANNA**, Executrix, R257 Derby Street, Johnstown, PA 15905.
MICHAEL A. FILIA, Esquire
College Park Plaza, Suite 219A
Johnstown, PA 15904 166

Estate of **HAZEL MEYERS** a/k/a **HAZEL MAE MEYERS** a/k/a **HAZEL M. MEYERS**, deceased, late of Rockwood, Somerset County, Pennsylvania. **SOMERSET TRUST COMPANY**, Executor, Trust Department, P.O. Box 1330, Somerset, PA 15501. No. 344 Estate 2013.
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose
P.O. Box 431
Somerset, PA 15501 166

NOTICE OF 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, SEPTEMBER 20, 2013
1:30 P.M.**

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

CAPTION OF CASE: WELLS FARGO BANK, N.A. v. SCOTT W. FRITZ, BRANDY O. FRITZ
DOCKET NUMBER: 834 Civil 2012
PROPERTY OF: Scott W. Fritz and Brandy O. Fritz
LOCATED IN: Central City Borough
STREET ADDRESS: 359 Strayer Street, Central City, PA 15926-1039
BRIEF DESCRIPTION OF PROPERTY: Plat Book Volume 2 Page 13
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
1767, Page 584
TAX ASSESSMENT NUMBER(S):
110006310

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

OCTOBER 4, 2013

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

SEPTEMBER 27, 2013

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.

JOHN A. MANKEY, Sheriff 167

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CAPTION OF CASE: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2003-9
PROPERTY OF: Timothy J. Hearth and Holly L. Hearth
DOCKET NUMBER: 40 Civil 2011
LOCATED IN: The Township of Stonycreek, County of Somerset, and

Commonwealth of Pennsylvania
STREET ADDRESS: 548 Lambertsville Road, Stoystown, Pennsylvania 15563
BRIEF DESCRIPTION: One Parcel
RECORD BOOK: 1273, Page 611
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
TAX I.D. NUMBER: 44-0-014810

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

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CAPTION OF CASE: FIRST NATIONAL BANK OF PENNSYLVANIA vs. MATTHEWS. LEES AND BRIANNE M. LEES a/k/a BRIANNE M. BOYER
DOCKET NUMBER: No 52 Civil 2013
PROPERTY OF: Matthew S. Lees
LOCATED IN: Windber Borough, Somerset County, Pennsylvania
STREET ADDRESS: 316-1/2 21st Street, Windber, PA 15963
IMPROVEMENTS: ½ Lot 635 BNG 0.0597 A, ½ STY Vinyl HO
RECORD BOOK VOLUME:
2337, Page 462
TAX ASSESSMENT NO.:
50-0002050

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: ONE WEST BANK, FSB
PROPERTY OF: Evelyn Ruth McDaniels a/k/a Evelyn Ruth McDaniel
DOCKET NUMBER: 491 Civil 2012
LOCATED IN: The Township of Conemaugh, County of Somerset, and Commonwealth of Pennsylvania
STREET ADDRESS: 133 Old Tire Hill Rd., Johnstown, PA 15905
BRIEF DESCRIPTION: One Parcel
RECORD BOOK: 541, Page 499
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
TAX I.D. NUMBER: 12-0-017950

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

OCTOBER 4, 2013

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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CAPTION OF CASE: BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA
PROPERTY OF: Keith Charles Overly
DOCKET NUMBER: 903 Civil 2010
LOCATED IN: The Township of Jenner, County of Somerset, and Commonwealth of Pennsylvania
STREET ADDRESS: 134 Barnick Road, Boswell, Pennsylvania 15531

BRIEF DESCRIPTION: One Parcel
RECORD BOOK: 1374, Page 350
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
TAX I.D. NUMBER: 21-0014370

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

OCTOBER 4, 2013

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, SEPTEMBER 20, 2013
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ALL the real property described in the

Writ of Execution the following of which is a summary.

CAPTION OF CASE: WELLS FARGO BANK, N.A. v. JOSHUA W. PRITTS, GAIL E. TAKHVAR
DOCKET NUMBER: 79 Civil 2013
PROPERTY OF: Joshua W. Pritts and Gail E. Takhvar
LOCATED IN: Borough of Salisbury
STREET ADDRESS: 132 Grant Street, Salisbury, PA 15558
BRIEF DESCRIPTION OF PROPERTY: 2 story frame dwelling
IMPROVEMENTS THERON: Residential Dwelling
RECORD BOOK VOLUME: 2270, Page 788
TAX ASSESSMENT NUMBER(S): 370001100

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

OCTOBER 4, 2013

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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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JOHN A. MANKEY, Sheriff 167

SOMERSET LEGAL JOURNAL

McCABE, WEISBERG AND CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496 Attorneys for Plaintiff

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

HEIDI R. SPIVAK, ESQUIRE - ID # 74770

MARISA J. COHEN, ESQUIRE - ID # 87830

KEVIN T. McQUAIL, ESQUIRE - ID # 307169

CHRISTINE L. GRAHAM, ESQUIRE - ID # 309480

BRIAN T. LaMANNA, ESQUIRE - ID # 310321

ANN E. SWARTZ, ESQUIRE - ID # 201926

JOSEPH F. RIGA, ESQUIRE - ID # 57716

JOSEPH I. FOLEY, ESQUIRE - ID # 314675

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

CIVIL ACTION LAW

OneWest Bank, FSB	:	COURT OF COMMON PLEAS
	:	
v.	:	SOMERSET COUNTY
	:	
Paul Brady, Known Surviving Heir of	:	Number 156 CIVIL 2012
Cary R. Brady, Deceased Mortgagor	:	
and Real Owner and All Unknown	:	
Surviving Heirs of Cary R. Brady,	:	
Deceased Mortgagor and Real Owner	:	

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: All Unknown Surviving Heirs of Cary R. Brady,
Deceased Mortgagor and Real Owner
150 Morningview Lane
Friedens, Pennsylvania 15541

Your house (real estate) at **150 Morningview Lane, Friedens, Pennsylvania 15541** is scheduled to be sold at Sheriff's Sale on **October 18, 2013 at 1:30p.m.** in the Lobby of the Somerset County Courthouse, West Union Street, Somerset, Pennsylvania 15501 to enforce the court judgment of \$88,321.35 obtained by OneWest Bank, FSB against you.

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NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to OneWest Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY

AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in

SOMERSET LEGAL JOURNAL

accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Southwestern PA Legal Services
218 North Kimberly Avenue
Suite 101
Somerset, Pennsylvania 15501
(814) 443-4615

ASSOCIATION DE LICENCIADOS
Southwestern PA Legal Services
218 North Kimberly Avenue
Suite 101
Somerset, Pennsylvania 15501
(814) 443-4615

CIVIL CASE NAME AND TRIAL DATES

<u>LIST NUMBER</u>	<u>CASE NAME</u>	<u>TRIAL DATE</u>
46N	HOCKENSMITH vs. HOCKENSMITH (T.L. Graffius, J.D. Messina) DCK	9/10
4	LYNCH vs. YODER, M.D. (J.S. Tarker, M.A. Sosnowski) DCK	9/16, 17, 18
7N	DCG HOLDINGS vs. FABER LETANG (D.S. Sepic, R.P. Ging, Jr.) DGG	9/16, 9/17

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33N	YOUNKINS vs. YOUNKINS	9/20 (Barndt, M. Miller) DGG
42N	HOLDEN vs. LAGER	9/23 (Primavera-Zakucia, B. Carroll) DCK
39N	STROPE vs. GNAGEY	9/24 (M.T. Valentine, Primavera-Zakucia) DCK
5	STEIMER vs. SEVEN SPRINGS	9/24, 25, 26 (M.E. Milsop, R.M. Steptoe, J.R. Mariner, Jr.) DGG
12	TERWILLIGER-VINSKI vs. FETTERMAN	9/25 (G. Chada, B. Litzinger, Pro Se) DCK
38N	EMERICK vs. SHAFFER, JR.	9/26 (n/r, Policicchio) DCK
45N	HOOVER vs. ROBERTSON	9/27 ½ Day PM (Walker, Policicchio) DCK
34N	BEEMAN vs. JOHNSTON vs. JOHNSTON	9/20 (Young, J.W. Ross, Pro Se) JMC
49N	LARA vs. MERINGER	9/23 (McCoy, J.W. Ross) JMC

NONJURY TRIALS “B” CASES

The following cases have been placed on the “B” List because the number of cases reported as ready for trial exceeds the number of available trial days. These cases will be scheduled should any of the already scheduled trials become continued or settled.

44N	EUBANKS vs. LISBON	CUSTODY (S. A. Safina-Pfarr, Zatko, B. Carroll) 1 Day
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MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the U. S. Court for the W. D. of PA at suit of the USA at Civil No. 3:13-cv-00033, I shall expose to public sale the real property of Thomas L. Rager and Lori R. Rager known as 594 Forbes Road, Stoystown, PA 15563, being fully described in the Deed dated May 18, 2009, and recorded in the Recorder of Deeds Office for Somerset County in Deed Book 2115, Page 849.

TIME AND LOCATION OF SALE: Thursday, September 26, 2013, at 10:00 A.M. at the Somerset County Courthouse, Main Lobby, 111 East Union Street, Somerset, PA 15501.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by cashier's check, certified check or bank money order at the time of the sale and the remainder of the bid within thirty (30) days from the date of the sale and in the event bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Ms. Sheila Blessing, Room 241, U.S. Post Office & Courthouse, Pittsburgh, PA 15219. Notice is hereby given that a Schedule of Distribution will be filed by the Marshal's Office on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. The successful bidder takes the real estate subject to, and shall pay all taxes, water rents, sewer charges, municipal claims, and other charges and liens not divested by the sale. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Purchaser shall furnish Marshal with Grantee information at the time of the sale. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information visit www.resales.usda.gov or contact Mr. Daniel Varland at 314-457-5489.

MCGRATH MCCALL, P.C.