

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 **GLENN W. HOFFMAN** a/k/a **GLENN WADE HOFFMAN** a/k/a **GLENN WARD HOFFMAN**, deceased, late of Paint Township, Somerset County, Pennsylvania. **WILLIAM E. MOOT**, Esquire, Executor, 616 Lamberd Avenue, Johnstown, PA 15904.
WILLIAM E. MOOT, Esquire
616 Lamberd Avenue
Johnstown, PA 15904 279

Estate of **BETTY W. KEYSER** a/k/a **BETTY L. KEYSER** a/k/a **BETTY KEYSER**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **KAREN D. TOMKOWSKI**, Co-Executor, 5575 Montauk Lane, Bethlehem, PA 18017, **RICHARD L. KEYSER**, Co-Executor, 130 Blue Spruce Lane, Boswell, PA 15531. Estate No. 56-15-00437.
MARK D. PERSUN, Esquire
Attorney for the Estate
158 East Main Street
Somerset, Pennsylvania 15501
(814) 445-4021 279

Estate of **WANEDA M. MEAGER**, deceased, late of Somerset Township, Somerset County, PA. **GARY L. MEAGER**, Administrator, 885 Welsh Hill Road, Friedens, PA 15541. Estate No. 56-15-00444.
C. Gregory Frantz, Esquire
Attorney for Estate
118 West Main Street, Ste. 304
Somerset, PA 15501 279

Estate of **TREVOR ALLEN OSSELBURN** a/k/a **TREVOR A. OSSELBURN** a/k/a **TREVOR OSSELBURN**, deceased, late of Somerset Borough, Somerset County, PA. **TIMOTHY A. OSSELBURN**, Executor, 13592 National Pike, Grantsville, MD 21536.
MATTHEW R. ZATKO, Esquire
202 East Union Street
Somerset, PA 15501 279

Estate of **RICHARD L. SANNER**, deceased, late of Black Township, Somerset County, PA. **SOMERSET TRUST COMPANY**, Co-Executor, Trust Department, P.O. Box 1330, Somerset, PA 15501, **CHARLES E. SANNER**, Co-Executor, 430 Reservoir Rd., Rockwood, PA 15557.
No. 426 of 2015.
GEORGE B. KAUFMAN, Esquire
Attorney for the Estate
P.O. Box 284
Somerset, PA 15501 279

Estate of **DONALD L. WEAVER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **G. ELAINE MUCCIOLA**, Executrix, 1297 Fort Washington Avenue, Fort Washington, PA 19034.
RICHARD T. WILLIAMS, Sr., Esquire
939 Menohor Boulevard
Johnstown, PA 15905 279

SECOND PUBLICATION

Estate of **CATHERINE LUCILLE MAUST**, deceased, late of Southampton Township, Somerset County, Pennsylvania. **VIRGINIA E. WERNER**, Executrix, 717 Shawnee Avenue, Cumberland, Maryland 21502. Estate No. 56-15-382.
CATHERINE A. PRIMAVERA-ZAKUCIA, Esquire
Carolann A. Young and Associates
P.O. Box 344

SOMERSET LEGAL JOURNAL

Somerset, PA 15501
Attorney for the Estate 278

Estate of **EDWARD C. NACE** a/k/a **EDWARD NACE**, deceased, late of Addison Borough, Somerset County, Pennsylvania. PENNY S. MARTIN, Administrator, 550 Beaver Creek Road, Markleysburg, PA 15459.
No. 408 of 2015.

ROBERT I. BOOSE, II, Esquire
203 West Union Street, Suite 100
Somerset, PA 15501
(814) 443-0793 278

Estate of **SHAWN KEITH RINGLER** a/k/a **SHAWN K. RINGLER**, deceased, late of Shade Township, Somerset County, Pennsylvania. MELISSA RINGLER, Administrator, 3810 Graham Avenue, Windber, Pennsylvania 15963.
No. 377 Estate 2015.

DAVID J. FLOWER, Attorney
Yelovich and Flower
166 East Union Street
Somerset, PA 15501 278

Estate of **MERLE J. ROSEMAN**, deceased, late of Conemaugh Twp., Somerset County, PA. D.O.D. 3/16/12. JOYCE ROLT, Administrator, 109 Kathy Ct., Johnstown, PA 15905. Or to her Atty:
KRISTEN L. BEHRENS, The Begley Law Group, PC, 509 S. Lenola Rd., Bldg. 7, Moorestown, NJ 08057.
WILLIAM J. MANSFIELD, INC.
998 Old Eagle School Road, Suite 1209
Wayne, PA 19087 278

Estate of **CHARLES H. STRENG** a/k/a **CHARLES STRENG**, deceased, late of Meyersdale Borough, Somerset County, Pennsylvania. DEBRA LEONBERGER, Executrix, 29 Fox Valley Dr., Orange Park, FL 32073. No. 422 Estate 2015.
MARCI L. MILLER, Esquire
214 East Union Street
Somerset, Pennsylvania 15501 278

Estate of **HELEN LOUISE TROUP** a/k/a **HELEN L. TROUP**, deceased, late of Somerset Township, Somerset County, Pennsylvania. MILLARD DENNIS TROUP, Co-Executor, 148 Jefferson Road, Somerset, PA 15501 or BEVERLY MAE PERKINS, Co-Executor, 15645 Tierce Lake Road, Northport, AL 35475.
Estate No. 56-15-00420.

MARK D. PERSUN, Esquire
Attorney for the Estate
158 East Main Street
Somerset, Pennsylvania 15501
(814) 445-4021 278

Estate of **JERRY L. ZERFOSS, SR.**, a/k/a **JERRY L. ZERFOSS** a/k/a **JEFFRY L. ZERFOSS**, deceased, late of Stonycreek Township, Somerset County, Pennsylvania. JERRY L. ZERFOSS, JR., Administrator, 814 12th Street, Windber, PA 15963.
Estate No. 56-15-00336.

CARL WALKER METZGAR, Esquire
Attorney for the Estate
203 East Main Street
Somerset, PA 15501 278

Estate of **EDWARD WALTOS**, deceased, late of Hooversville, Somerset County, Somerset, Pennsylvania. JOAN WALTOS, Executor, 981 Barn Street, Hooversville, Pennsylvania 15936.
Estate No. 56-14-00441.

JAMES M. JACOBS, JR., Esquire
Yelovich & Flower
166 East Union Street
Somerset, Pennsylvania 15501 278

THIRD PUBLICATION

Estate of **MARY M. CHAMIOK**, deceased, late of Windber Borough, Somerset County, Pennsylvania. CAROL A. KOT, Executrix, at 340 Pine Grove Commons, York, PA 17403.
ROBERT CLOFINE, Attorney
Elder Law Firm of Robert Clofine

SOMERSET LEGAL JOURNAL

340 Pine Grove Commons
York, PA 17403 277

Estate of **ANNA M. GINDLESERGER**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **TIMOTHY A. BAKER**, Sr., Executor, 167 Peck Rd., Rockwood, PA 15557. No. 424 Estate 2015.
JOSEPH B. POLICICCHIO, Attorney
118 W. Main St., Suite 302
Somerset, PA 15501 277

Estate of **DAISY METTA REIBER EMERT** a/k/a **DAISY R. EMERT**, deceased, late of Somerset Borough, Somerset County, PA. **RICHARD W. EMERT, Jr.**, Executor, P.O. Box 391, Jennerstown, PA 15547.
No. 56-15-00416.
STEVEN L. MILLER, Esquire
202 East Union Street
Somerset, PA 15501 277

Estate of **MICHAEL E. MAUL**, deceased, late of Jefferson Township, Somerset County, Pennsylvania.
MEGAN E. WILL, Administratrix d.b.n.c.t.a., 202 East Union Street, Somerset, PA 15501.
No. 197 Estate 2015.
JOSEPH B. POLICICCHIO, Attorney
118 W. Main St., Suite 302
Somerset, PA 15501 277

Estate of **GEORGE ORHA, JR.**, deceased, late of Quemahoning Township, Somerset County, PA.
DANIEL JOSEPH ORHA, Executor, 19801 Cross Trail South, Strongsville, OH 44136. No. 383 Estate 2015.
GEORGE B. KAUFMAN, Esquire
Attorney for the Estate
P.O. Box 284
Somerset, PA 15501 277

Estate of **THELMA M. REICH** a/k/a **THELMA MAE REICH**, deceased, late of Meyersdale Borough, Somerset County, Pennsylvania. **PHILIP G. REICH**, Executor, 403 Salisbury Street, Meyersdale, Pennsylvania 15552.
No. 419 Estate 2015
DAVID J. FLOWER, Attorney
Yelovich and Flower
166 East Union Street
Somerset, PA 15501 277

Estate of **CLARENCE W. STEVANUS, JR.**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **CYNTHIA M. SELL**, Executrix, 375 Maple Spring Road, Hollsopple, PA 15935.
Estate No. 56-15-00397.
CATHERINE A. PRIMAVERA-ZAKUCIA, Esquire
Carolann A. Young and Associates
P.O. Box 344
Somerset, PA 15501
Attorney for the Estate 277

Estate of **PATRICK C. STEWART** a/k/a **PATRICK STEWART**, deceased, late of Stonycreek Township, Somerset County, Pennsylvania. **CYNTHIA A. ISEMAN**, Administrator, 1410 Cornerstone Road, Friedens, PA 15541.
Estate File No. 56-15-00415.
WILLIAM T. CLINE, Esquire
114 E. Union Street, P.O. Box 7
Somerset, PA 15501 277

Estate of **DONALD J. WILL** a/k/a **DONALD JAY WILL**, deceased, late of Somerset Township, Somerset County, PA. **RODNEY A. WILL**, 226 Cranberry Road, Somerset, PA 15501, **JEFFREY D. WILL**, 272 Marteeny Road, Somerset, PA 15501, Executors. Estate No. 56-15-00421.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501 277

**IN THE COURT OF COMMON
PLEAS OF SOMERSET COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 179 CIVIL 2015**

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

PNC Bank, National Association, c/o
PNC Bank, N.A., Plaintiff vs. Toby J.
Walker, Sr., Defendant

TO: Toby J. Walker, Sr., Defendant,
whose last known address is 925 East
Main Street, Somerset, PA 15501.

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff,
PNC Bank, National Association, c/o
PNC Bank, N.A., has filed a Mortgage
Foreclosure Complaint endorsed with a
Notice to Defend, against you in the
Court of Common Pleas of Somerset
County, Pennsylvania, docketed to NO.
179 CIVIL 2015, wherein Plaintiff seeks
to foreclose on the mortgage secured on
your property located, 925 East Main
Street, Somerset, PA 15501, whereupon
your property would be sold by the
Sheriff of Somerset County.

NOTICE

YOU HAVE BEEN SUED IN COURT.
If you wish to defend against the claims
set forth in the notice above, you must
take action within twenty (20) days after
this Complaint and Notice are served, by
entering a written appearance personally
or by attorney and filing in writing with
the Court your defenses or objections to
the claims set forth against you. You are
warned that if you fail to do so the case
may proceed without you and a judgment
may be entered against you by the Court
without further notice for any money
claimed in the Complaint or for any other
claim or relief requested by the Plaintiff.
You may lose money or property or other
rights important to you. **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 THE
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. LAWYERS REFERRAL
SERVICE, Southwestern PA Legal
Services, Inc., 218 N. Kimberly Ave.,
Ste. 101, Somerset, PA 15501,
814.443.4615. Mark J. Udren, Stuart
Winneg, Lorraine Gazzara Doyle, Sherri
J. Braunstein, Elizabeth L. Wassall, John
Eric Kishbaugh, Nicole B. Labletta,
David Neeren & Amanda Rauer, Attys.
For Plaintiff, Udren Law Offices, P.C.,
111 Woodcrest Rd., Ste. 200, Cherry
Hill, NJ 08003, 856.669.5400.

MARK A. MANSFIELD

William J. Mansfield, Inc.

998 Old Eagle School Road, Suite 1209

Wayne, PA 19087

277

**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, NOVEMBER 20, 2015
1:30 P.M.**

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

**CAPTION OF CASE: BANK OF
AMERICA, N.A., successor by merger to
BAC HOME LOANS SERVICING, LP
f/k/a COUNTRYWIDE HOME LOANS
SERVICING, LP v. RUSTY L. CANE**

SOMERSET LEGAL JOURNAL

DOCKET NUMBER: 480 CIVIL 2014
PROPERTY OF: Rusty L. Cane
LOCATED IN: Brothersvalley
Township, County of Somerset,
Pennsylvania
STREET ADDRESS: 2975 Berlin Plank
Road, Berlin, PA 15530
BRIEF DESCRIPTION OF PROPERTY:
Parcel No. 1
IMPROVEMENTS:
Residential Dwelling
RECORD BOOK: 1983, Page 956
TAX ASSESSMENT NUMBER:
08-0001990

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 4, 2015

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 30, 2015

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 279

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such other location as announced prior to
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is a summary.

CAPTION OF CASE: WILMINGTON
TRUST, NATIONAL ASSOCIATION,
AS SUCCESSOR TRUSTEE TO
CITIBANK, N.A., AS TRUSTEE FOR
BEAR STEARNS ASSET BACKED
SECURITIES I TRUST 2006-HE3,
ASSET-BACKED CERTIFICATES,
SERIES 2006-HE3, v. **SAM A. DONIA
AND LORI A. BAKER a/k/a LORIE
A. BAKER**

DOCKET NUMBER: 446 CIVIL 2013
PROPERTY OF: Sam A. Donia and Lori
A. Baker a/k/a Lorie A. Baker

LOCATED IN: Somerset Township
STREET ADDRESS: 215 Lavansville
Road, Somerset, PA 15501

BRIEF DESCRIPTION OF PROPERTY:
1 Lot BNG 0.27 A, 1 STY BR HO ATT
GAR

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK:

Volume 1858, Page 386

TAX ASSESSMENT NUMBER:

420018340

ALL PARTIES INTERESTED and
claimants are further notified that a
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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 279

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FRIDAY, NOVEMBER 20, 2015

1:30 P.M.

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

CAPTION OF CASE: GOLDMAN SACHS MORTGAGE COMPANY, vs. **ANGELA M. HOFFMAN; WILLARD F. HOFFMAN**

DOCKET NUMBER: 136 CIVIL 2013

PROPERTY OF: Willard F. Hoffman and Angela M. Hoffman, Husband and Wife

LOCATED IN: Township of Conemaugh
STREET ADDRESS: 119 Courtesy Lane, Hollsopple, PA 15935

BRIEF DESCRIPTION OF PROPERTY:
IMPROVEMENTS THEREON:

A Residential Dwelling

RECORD BOOK:

Volume 1640, Page 654

TAX ASSESSMENT NUMBER:

12-0-004020

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 4, 2015

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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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CAPTION OF CASE: 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 Kimmelman Road

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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NOVEMBER 30, 2015

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JOHN A. MANKEY, Sheriff 279

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FRIDAY, NOVEMBER 20, 2015

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CAPTION OF CASE: LSF8 MASTER PARTICIPATION TRUST, v. **AMY LYNN LYBARGER AND SCOTT W. LYBARGER**

DOCKET NUMBER: 81CV2015

PROPERTY OF: Amy Lynn Lybarger and Scott W. Lybarger

LOCATED IN: Borough of Paint

STREET ADDRESS: 1312 Paint Street, Windber, PA 15963

BRIEF DESCRIPTION OF PROPERTY:
2 Lots BNG 0.30 A; 2 STY VINYL HO GRG

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1699, Page 365

TAX ASSESSMENT NUMBER(S):

PROPERTY ID: 330001840

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CAPTION OF CASE: JPMORGAN
CHASE BANK, NATIONAL
ASSOCIATION v. **JAMES E.
MCGRAW, III**

DOCKET NUMBER:

151 CIVIL 2015

PROPERTY OF: James E. McGraw, III

LOCATED IN: Jenner Township,
County of Somerset, Pennsylvania

STREET ADDRESS: 5151 Front Street,
Jenners, PA 15546

BRIEF DESCRIPTION OF PROPERTY:
Parcel No. 1

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK: Book 1517, Page 1073

TAX ASSESSMENT NUMBER:

210016340 & 210009330

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CAPTION OF CASE: WELLS FARGO
BANK, NA v. **JOSHUA PORTER**

DOCKET NUMBER:

284 CIVIL 2014

PROPERTY OF: Joshua Porter

LOCATED IN: Somerset Borough

STREET ADDRESS: 1011 South
Orchard Avenue, Somerset, PA 15501-
2627

BRIEF DESCRIPTION OF PROPERTY:
Lot and Plan Book Volume Number Lots
8 & 9 BLK 9 BNG 0.22 A 1166/645

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME: 2250/70

TAX ASSESSMENT NUMBER(S):
410010440

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CAPTION OF CASE: PHH
MORTGAGE CORPORATION v.
SUZANNE M. SMITH a/k/a
SUZANNE M. LaFRAMBOISE a/k/a

**SUZANNE MARIE SLAYTON a/k/a
SUZANNE MARIE SMITH**
DOCKET NUMBER:

558 CIVIL 2014

PROPERTY OF: Suzanne M. Smith a/k/a
Suzanne M. Laframboise a/k/a Suzanne
Marie Slayton a/k/a Suzanne Marie
Smith

LOCATED IN: Garrett Borough

STREET ADDRESS: 611 Walker Street,
Garrett, PA 15542-8237

BRIEF DESCRIPTION OF PROPERTY:
ALL that certain piece or parcel of land
situate in Garrett Borough, Somerset
County, Pennsylvania, known on the
official Borough map as Lot No. 164.

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1842, Page 341

TAX ASSESSMENT NUMBER(S):

160000350

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JOHN A. MANKEY, Sheriff 279

SOMERSET COUNTY
TAX CLAIM BUREAU
300 NORTH CENTER AVE.
SUITE 370
SOMERSET PA 15501

NOTICE

The Consolidated Return of the Tax Claim Bureau of Somerset County, Pennsylvania, for the Tax Sale of properties held September 18, 2015, has been presented to the Court of Common Pleas of Somerset County, Pennsylvania, on the 14th day of October, 2015. It is filed at No. 63 Miscellaneous 2015, and Objections or Exceptions to the said Sale, or the return thereof, may be filed by any owner or lien creditor within thirty days after October 14, 2015; otherwise, the Return may be Confirmed Absolute.

LINDA D. BARKLEY

Director of Somerset County
Tax Claim Bureau 277

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: **JUDITH E. MAGALLANES, the
taxing authorities of WINDBER
BOROUGH**, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Thomas Bauer 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, it's 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: Judith E. Magallanes

ADDRESS: 152 Richard Ave. Windber PA 15963

GRANTOR: Bernadine K. Gosnell DBV 1742/200

LOCATION OF PROPERTY:

Windber Borough #50-0-006780

DESCRIPTION OF PROPERTY:

LOT 104 BNG 0.14 A 1 STY VINYL
HO TS 14721

BID AMOUNT: \$3,193.10

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 December 3, 2015, 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

Linda D. Barkley, Director 277

SOMERSET LEGAL JOURNAL

NOTICE OF ADJOURNED SALE OF LANDS FOR DELINQUENT TAXES BY SOMERSET COUNTY TAX CLAIM BUREAU

TO: OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES.

SOMERSET COUNTY TAX CLAIM BUREAU hereby gives notice in accordance with the provisions of the "REAL ESTATE TAX SALE", its supplements and amendments (Act of Assembly approved July 7, 1947, P.L. 1368, as amended, 72 P.S. 5860.101 Et Seq.) that it will expose to public sale and sell all of the properties listed below, for the purpose of enforcing payment and making collection of commonwealth tax liens, tax claims absolute filed with the TAX CLAIM BUREAU and interest, the amount of all other taxes accrued and municipal claims of which a record may have been furnished to the Bureau and costs as provided by law.

The sale will be held on: **WEDNESDAY, NOVEMBER 25, 2015**
Beginning at 1:00 p.m., Somerset County Court House
Court Room 3, 111 East Union St., Somerset PA 15501

TERMS OF SALE

Cash, Certified Funds, or a personal check with accompanying Letter of Credit from your Bank for the entire amount of the bid when the property is struck down. If payment is not made, the sale shall be voided and the property shall immediately be put up again at the same sale. Also, required from the bidder is an "Affidavit of Bidder" form, which needs to be signed and notarized verifying that the bidder has no delinquent real estate taxes nor municipal liens in Somerset County.

The sale of any property may, at the option of the Somerset County Tax Claim Bureau, be stayed if the owner thereof or any lien creditor of the owner on OR before the date of sale, but before sale, enters into an agreement with the Bureau to pay the taxes in installments in the manner provided by law and by agreement. No sale shall be made unless a bid equal to the UPSET PRICE PLUS ALL DELINQUENT AND CURRENT TAXES, TRANSFER TAX AND RECORDING FEES IS MADE.

ALL SALES ARE FINAL. There shall be NO REDEMPTION OF ANY PROPERTY after the sale thereof. LET THE BUYER BEWARE. Recorded liens, mortgages or other obligations and claims are not divested by the sale. If taxes on these properties are paid prior to the date of Sale, such properties will not be available for Sale. NOTICE: Properties can be located by using the reference number to obtain a map number for the maps in the County Assessment Office. THE PROPERTIES CONTAINED IN THIS LISTING WERE AT LEAST 2 YEARS DELINQUENT. IF TAXES ON THESE PROPERTIES ARE PAID PRIOR TO THE DATE OF SALE, SUCH PROPERTIES WILL NOT BE AVAILABLE FOR SALE.

SOMERSET COUNTY TAX CLAIM BUREAU

SOMERSET LEGAL JOURNAL

PAINT BOROUGH

Reference No.	Owner Name	Land Description	Upset Price
33-0-000900	FIGARD, JOHN C & FRANCES B	LOT 4 BNG 0.11 A 1 STY BR & FR DBL HO BSMT GAR	\$6,076.64
33-0-001390	FIGARD, JOHN C & FRANCES B	1 LOT BNG 0.13 A	\$1,167.84
