

SOMERSET LEGAL JOURNAL

FIRST PUBLICATION

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

Estate of **PHYLLIS JEAN BLACKBURN** a/k/a **P. JEAN BLACKBURN**, Deceased, Late of Somerset Township, Somerset County, PA. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **JOHN C. BLACKBURN**, Executor, 156 Red Oak Drive, Friedens, PA 15541
Reference: No. 223 Estate 2023
Attorney for the estate:
GEORGE B. KAUFMAN, Esq.
P.O. Box 284
Somerset, PA 15501 396

ESTATE NOTICE

Estate of **WILLIAM M. ZEMCIK**, deceased Late of Paint Borough, Somerset County, Pennsylvania Letters Testamentary on the above Estate having been granted to the following; all persons indebted to the said Estate are requested to make payment and those having claims or demands against the Estate to make the same known, without delay to: **RONALD W. ZEMCIK**, 205 Neri Road, Boswell, PA 15531
Estate No. 56-23-00331
CARL WALKER METZGAR, Esquire
Metzgar & Metzgar, LLC
202 East Main Street
Somerset, PA 15501
814-445-3371
Attorney for the Estate 396

SECOND PUBLICATION

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

Estate of **BRADLEY WILSON BRANT**, Deceased, Late of Somerset Township, Somerset County, PA. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to **CINDY S. BRANT**, Executor, 142 Conifer Lane, Somerset, PA 15501
No. 56-23-00278 395

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

Estate of **ROY DEAN DICKEY**, Deceased, Late of Somerset Borough, Somerset County, PA. Letters of Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **Ms. DEANNA LEE KIEL**, Executrix, 258 Samuels Road, Somerset, PA 15501
Reference: No. 385 Estate 2023
Attorney for the estate:
GEORGE B. KAUFMAN, Esq.
P.O. Box 284
Somerset, PA 15501 395

EXECUTOR'S NOTICE

Estate of **MARIE E. GNAGEY**, Deceased, Late of Summit Township, Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or

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demands against the estate to make the same known, without delay to **CAROLYN D. SHARKEY**, 428 Richardson Drive, Louisa, Virginia 23093 No. 56-23-00381

MATTHEW G. MELVIN, Esq.
Barbera, Melvin & Svonavec, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 395

----- ESTATE NOTICE

IN the Estate of **LORETTA M. KAUFMAN**, a/k/a **LORETTA KAUFMAN**, deceased, of the Township of Conemaugh, County of Somerset, and Commonwealth of Pennsylvania. NOTICE is hereby given that Letters Testamentary in the Estate of the above-named Decedent have been granted to the undersigned. All persons indebted to said Estate are requested to make payment and those having claims against the same will make them known without delay to: **SHARRON POLLOCK**, 237 Park Road, Davidsville, PA 15928
MICHELLE A. TOKARSKY, Esquire
Silverman, Tokarsky & Forman, LLC
227 Franklin Street, Suite 410
Johnstown, PA 15901 395

----- ADMINISTRATRIX'S NOTICE

Estate of **JOHN M. KRAJNAK**, a/k/a **JOHN KRAJNAK**, Deceased, Late of Conemaugh Township, Somerset County, Pennsylvania. Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **MARY JANE KRAJNAK**, Administratrix, 255 Knapp Lane, Eugene, Oregon 97404
No. 328 Estate 2023
Attorney **JULIANNE M. KERI**

P.O. Box 68
Somerset, Pennsylvania 15501 395

----- EXECUTRIX'S NOTICE

Estate of **BETTY LEE WAGNER**, a/k/a **BETTY L. WAGNER**, Deceased, Late of Shade Township, Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **JENNIFER S. TOMKO**, Executrix, 375 Park Avenue, Hooversville, Pennsylvania 15936
No. 290 Estate 2023
Attorney **JULIANNE M. KERI**
P.O. Box 68
Somerset, Pennsylvania 15501 395

THIRD PUBLICATION

ADMINISTRATRIX NOTICE

Estate of **RICHARD E. ANTRAM**, a/k/a **RICHARD ANTRAM**, deceased late of Somerset Township, Somerset County, Pennsylvania. Letters of Administration on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make a payment, and those having claims or demands against the Estate to make the same known, without delay to: **BETH V. POWELL**, Administratrix, 1926 Catawba Street Southeast, Roanoke, VA 24014
Estate No. 00093 of 2022.
KENNETH S. POOLE, Esq.
Attorney for the Estate
158 East Main Street,
Somerset, Pennsylvania 15501
(814) 445-4021 394

ESTATE NOTICE

Estate of **BETTY JANE LEISTER**, deceased late of Ridgeley, West Virginia. Letters Ancillary Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make a payment, and those having claims or demands against the Estate to make the same known, without delay to: **EARLE J. LEISTER**, 1872 Frankfort Hwy., Ridgeley, West Virginia, 26753-7012
Estate No. 00378 of 2023. 394

ADMINISTRATOR'S NOTICE

Estate of **DAVID A. MATKOSKEY**, A/K/A **DAVID MATKOSKEY**, deceased, late of Jenner Township, Somerset County, Pennsylvania. Letters of Administration in the above estate having been granted to Christina M. Keepes and Danielle Matkoskey, Co-Administrators, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **CHRISTINA M. KEEPEES**, Co-Administratrix, 265 Portland Street, Yarmouth, ME. 04096, **DANIELLE MATKOSKEY**, Co-Administratrix, 27 Alpine Road, Portland, ME. 04103
No. 00376 Estate 2023
LOIS W. CATON, Esquire
Fike, Cascio & Boose 394

EXECUTORS NOTICE

Letters Testamentary on the Estate of **GLORIA JEAN ZAMBANINI**, a/k/a **GLORIA J. ZAMBANINI**, late of Jerome, Conemaugh Township, Somerset County, Pennsylvania, deceased, having been granted to the undersigned, those having claims against said estate are

requested to present them duly authenticated for settlement, and those knowing themselves to be indebted are requested to make prompt payment.

GINA JONES

2360 Adams Court

Export, PA 15632

ROBERT S. MUIR, Esquire 394

**IN THE COURT OF COMMON
PLEAS OF SOMERSET COUNTY,
PENNSYLVANIA**

In Re: **AVA CHEVELLE
BRANNON**, dob: 10-15-2014

NO. 15 ADOPTION 2021

**ORDER TERMINATING
PARENTAL RIGHTS**

AND NOW, this 29th day of August, 2023, upon consideration of the foregoing Petition for Involuntary Termination of Parental Rights filed in the above referenced matter, and having come before this court to be heard, and after hearing on the same, the court specifically finds by clear and convincing evidence that the natural mother, **RAEBECA JOANN ASHLEY**, Respondent, has, by conduct continuing for a period of at least six months immediately preceding the filing of the petition, has failed to perform parental duties and under the totality of the circumstances of which the failure is unjustified, and that termination of parental rights and duties would be best serve the needs and welfare of the child.

THEREFORE, IT IS ORDERED, ADJUDGED, and DECREED that all parental rights and duties of **Raebeca JoAnn Ashley**, birth mother, in

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respect to *Ava Chevelle Brannon*, *dob 10-15-2014* are terminated forever in accordance with the Adoption Act, 23 Pa. C.S.A Section 2511(a)(1), 2511(a)(2), and 2511(b), said termination to extinguish the power or the right of said birth parent to object to or receive notice of adoption proceedings:

AND IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the custody of the minor child, *Ava Chevelle Brannon*, is hereby awarded to the petitioners, *Sunita Linn Baker*, proposed adoptive mother, until further order of the court.

NOTICE: *Raebea JoAnn Ashley*, shall have the right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, or file with the Court and with the Department of Public Welfare pursuant to Section 2905(d) of the Adoption Act, for the purpose of making that information available to the person to be adopted and to the adoptive parents under section 2905(d).

Counsel for Petitioner shall forthwith serve a copy of the with order to Respondent, *Raebea JoAnn Ashley*, to the best last known address via ordinary first-class mail [with certificate of mailing] and certified mail, [return receipt requested] and file an affidavit of mailing/service providing evidence of the Petitioner's efforts to serve Respondent.

TO RAEBECA JOANN ASHLEY

**YOU HAVE THIRTY (30) DAYS
FROM THE DATE OF THIS**

**ORDER TO APPEAL THE
COURT'S DECISION TO THE
PENNSYLVANIA SUPERIOR
COURT. IF YOU CANNOT
AFFORD AN ATTORNEY, YOU
CAN APPLY FOR ASSISTANCE
OF COUNSEL AT THE LEGAL
AID OFFICE IN SOMERSET,
PENNSYLVANIA AT THE
FOLLOWING ADDRESS:**

**Southwestern Pennsylvania Legal
Services
140 East Fairview Street
Somerset, Pennsylvania 15501
(814) 445-4516**

**UPON THE EXPIRATION OF
THE APPEAL PERIOD SET
FORTH ABOVE, THE WITHIN
ORDER OF TERMINATION OF
PARENTAL RIGHTS SHALL
BECOME A FINAL ORDER AND
ADOPTION PROCEEDINGS
MAY THEREAFTER
COMMENCE WITHOUT
FURTHER NOTICE TO
RESPONDENT.**

SUNITA LINN BAKER 394

**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: LAURIE L. NICHOLSON, the
taxing authorities of Central City
Borough, or any interested person.

PLEASE TAKE NOTICE that the
Tax Claim Bureau has received from

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Dennis Shaffer, 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: Laurie L. Nicholson
ADDRESS: 507 Lambertsville Rd.,
Stoystown, PA 15563
GRANTOR: Robert P. Wissinger
LOCATION OF PROPERTY:
Central City Borough, 11-0-002420
DESCRIPTION OF PROPERTY:
LOT 2 BLK 47 BNG 0.11 A, 2 STY
FR & ALUM APT/RETAIL
BID AMOUNT: \$4,398.25

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 October 16, 2023, 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
JANE RIZZO, Director 394

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, SEPTEMBER 15, 2023
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.
**DESTINIE BOYER and
MATTHEW BARRON**

DOCKET NUMBER: 115 CIVIL 2023
PROPERTY OF: Destinie Boyer and
Matthew Barron
LOCATED IN: Borough of Somerset
STREET ADDRESS: 3 North Lynn
Avenue, Somerset, Somerset County,
Pennsylvania 15501
BRIEF DESCRIPTION OF PROPERTY:
Residential, Single-Family home
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME : 2689,
Page 438
TAX ASSESSMENT NUMBER(s) :
REF NO: 410001200

ALL PARTIES INTERESTED and
claimants are further notified that a
Proposed Schedule of Distribution

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with attached List of Liens will be posted in the Office of the Sheriff on

SEPTEMBER 29, 2023

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 22, 2023

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.

DUSTIN M. WEIR

Chief Deputy Sheriff 395

NOTICE SHERIFF'S SALE

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**FRIDAY, SEPTEMBER 15, 2023
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, AS TRUSTEE OF
STANWICH MORTGAGE LOAN
TRUST I

v.

**MARGARET DEBIAS AND
JEREMY JAMES DEBIAS A/K/A
JEREMY DEBIAS**

DOCKET NUMBER: 609 Civil 2022
PROPERTY OF: Margaret Debias
and Jeremy James Debias

LOCATED IN: Borough of Windber
STREET ADDRESS: 1908 Somerset
Avenue, Windber, PA 15963

BRIEF DESCRIPTION OF PROPERTY:
Lot 128, 2 STY FR HO

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME: 2702/73

PROPERTY ID: 500012470

ALL PARTIES INTERESTED and
claimants are further notified that a
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DUSTIN M. WEIR

Chief Deputy Sheriff 395

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**FRIDAY, SEPTEMBER 15, 2023
1:30 P.M.**

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

NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER
v.

**BRANDY L HUFF AND
RICHARD P HUFF**

DOCKET NUMBER: 50263-CV-2022
PROPERTY OF: Brandy L Huff and
Richard P Huff

LOCATED IN: Township of
Conemaugh

STREET ADDRESS: 1426 Tire Hill
Road, Johnstown, PA 15905

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME: 2436, Page
445, INSTRUMENT #2013012360

TAX ASSESSMENT NUMBER(s):
120020700

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

SEPTEMBER 29, 2023

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-TERMS OF THE SALE-

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SEPTEMBER 22, 2023

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DUSTIN M. WEIR

Chief Deputy Sheriff 395

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**FRIDAY, SEPTEMBER 15, 2023
1:30 P.M.**

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

REVERSE MORTGAGE
SOLUTIONS, INC.
v.

RUTH M. MERRILL

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DOCKET NUMBER: 31 Civil 2020
PROPERTY OF: RUTH M.
MERRILL

LOCATED IN: Borough of Salisbury
STREET ADDRESS: 190 Grant
Street, Salisbury, PA 15558

BRIEF DESCRIPTION OF PROPERTY:
PT LOT 70, 1 STY STU HO/1 LOT
BEING 0.25A

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME : 2355, Page
720

TAX ASSESSMENT NUMBER(s):
370002890/140008040

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

SEPTEMBER 29, 2023

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accordance with the schedule unless
exceptions are filed thereto within ten
(10) days thereafter.

-TERMS OF THE SALE-

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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
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SEPTEMBER 22, 2023

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.

DUSTIN M. WEIR

Chief Deputy Sheriff 395

