

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 **ROGER J. EISLER** a/k/a **ROGER JAY EISLER**, deceased, late of Somerset Township, Somerset County, PA. **BRYAN R. EISLER**, Executor, 1130 Main Street, Shanksville, PA 15560.
Phone: 814-267-5995.
Estate No. 56-16-00460.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702 44

Estate of **AUGUST KERN**, deceased, late of Somerset Township, Somerset County, PA. **GUS A. KERN**, Executor, 11403 Glades Pike, Fairhope, PA 15538.
No. 440 Estate 2016.
DOUGLAS McCALL BELL, Esquire
Attorney for Estate
Bell & Dickey
P.O. Box 65
Berlin, PA 15530 44

Estate of **MILLARD RAY SWANK** a/k/a **MILLARD R. SWANK**, deceased, late of Indian Lake Borough, Somerset County, Pennsylvania. **H. SCOTT SWANK**, Executor, 237 South Shore Trail, Central City, PA 15926. Estate Number: 56-16-00459.
LOIS WITT CATON, Esquire

Fike, Cascio & Boose
124 North Center Avenue
Somerset, PA 15501 44

Estate of **LUKE DANIEL TRESSLER** a/k/a **LUKE D. TRESSLER** a/k/a **LUKE TRESSLER**, deceased, late of Milford Township, Somerset County, Pennsylvania. **GEORGE TRESSLER**, Executor, 478 Middlecreek Road, Rockwood, PA 15557.
No. 407 of 2016.
ROBERT I. BOOSE, II, Esquire
203 West Union Street, Suite 100
Somerset, PA 15501
(814) 443-0793 44

SECOND PUBLICATION

Estate of **JANET E. KEEFER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **DENISE MIHALICK NOKES**, Executor, 104 Coventry Dr., Johnstown, PA 15904.
D. C. NOKES, Jr.
Attorney for Executor
243 Adams Street
Johnstown, PA 15901 43

THIRD PUBLICATION

Estate of **MICHAEL F. CIESLAK**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **DENISE A. NOKES**, Executor, 104 Coventry Dr., Johnstown, PA 15904.
D. C. NOKES, Jr.
Attorney for Executor
243 Adams Street
Johnstown, PA 15901 42

Estate of **CHERIE EMERICK GLESSNER** a/k/a **CHERIE E. GLESSNER**, deceased, late of the

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Township of Conemaugh, County of Somerset and State of Pennsylvania.
JOHN C. GRIFFIN, Executor, 1600 Cambridge Drive, Apt. 200, Davidsville, PA 15928.
THOMAS A. YOUNG
Attorney for Executor
131 Market St., Suite 300
Johnstown, PA 15901 42

Estate of **CHARLES L. HETZ** a/k/a **CHARLES HETZ** a/k/a **CHARLES LOUIS HETZ**, deceased, late of Elk Lick Township, Somerset County, Pennsylvania. ERIC DONALD HETZ, Executor, 723 St. Paul Road, Meyersdale, PA 15552.
Estate File No. 56-16-00436.
JAMES B. COURTNEY, Esquire
Attorney for the Estate
P.O. Box 1315
Somerset, PA 15501 42

Estate of **DONALD RAY OESTER**, deceased, late of the Borough of Salisbury, Somerset County, Pennsylvania. LAURA ANN OESTER, Executrix, 645 Shade Hollow Road, Salisbury, PA 15558.
DAVID J. NOVAK, Esquire
Attorney for the Estate
334 Bloomfield Street, Ste. 101
Johnstown, Pennsylvania 15904 42

Estate of **OSCAR W. VALENTINE** a/k/a **OSCAR WILLIAM VALENTINE** a/k/a **OSCAR WILLIAM VALENTINE, JR.**, deceased, late of Quemahoning, Somerset County, Pennsylvania. ANNETTA VALENTINE, Executor, 532 Southward Drive, Youngstown, OH 44515. Estate No. 56-16-00445.
LOIS WITT CATON, Esquire
Fike, Cascio & Boose
124 North Center Avenue
Somerset, PA 15501 42

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF SOMERSET COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

WELLS FARGO BANK, N.A.
Plaintiff

vs.

DAVID W. SHORT, in his capacity as Co-Administrator and Heir of the Estate of AGNES M. SHORT
LEO T. SHORT, in his capacity as Co-Administrator and Heir of the Estate of AGNES M. SHORT
BETTY JANE IRVINE, in her capacity as Heir of the Estate of AGNES M. SHORT
BENEDICT J. SHORT, in his capacity as Heir of the Estate of AGNES M. SHORT
CAROL SHORT, in her capacity as Heir of the Estate of AGNES M. SHORT
PAUL SHORT, in his capacity as Heir of the Estate of AGNES M. SHORT
ROBERT SHORT, in his capacity as Heir of the Estate of AGNES M. SHORT
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AGNES M. SHORT, DECEASED
Defendants

COURT OF COMMON PLEAS

CIVIL DIVISION

SOMERSET COUNTY

No. 420-CIVIL-2016

SOMERSET LEGAL JOURNAL

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER AGNES M.
SHORT, DECEASED

You are hereby notified that on August 8, 2016, Plaintiff, WELLS FARGO BANK, N.A., 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. 420-CIVIL-2016.

Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 428 WEST UNION STREET, SOMERSET, PA 15501-1546 whereupon your property would be sold by the Sheriff of SOMERSET County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS
NOTICE 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.

Notice to Defend:

Southwestern Pennsylvania Legal
Services, Inc.

218 N. Kimberly Avenue
Suite 101

Somerset, PA 15501

Telephone (814) 443-4615

Fax (814) 444-0331

PHELAN HALLINAN DIAMOND &
JONES, LLP 42

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 16, 2016

1:30 P.M.

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

PENNYMAC LOAN SERVICES,
LLC v. **ANDREW J. BAKER a/k/a
ANDREW BAKER, TIFFANY
BAKER**

DOCKET NUMBER: 40-CIVIL-2015
PROPERTY OF: Andrew J. Baker

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a/k/a Andrew Baker and Tiffany Baker
LOCATED IN:
Somerset Township
STREET ADDRESS: 333 Sarver
Road, Friedens, PA 15541-8009
BRIEF DESCRIPTION OF
PROPERTY: Lot and Plan Book
Volume Number 2013000564
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
2368, Page 1051
TAX ASSESSMENT NUMBER(S):
420091480

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 30, 2016

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 23, 2016

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 43

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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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of Execution, the following of which is
a summary.

U.S. BANK NATIONAL
ASSOCIATION, TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY vs.
**MICHELLE M. BARKHIMER and
THOMAS H. FLOOK**

DOCKET NO.: 568-CIVIL-2015

PROPERTY OF: Michelle M.

Barkhimer and Thomas H. Flook

STREET ADDRESS: 230 Bethel

Street, Hollsopple, PA 15935

IMPROVEMENTS THEREON:

Residential Dwelling

BRIEF DESCRIPTION OF

PROPERTY: 1 STY FR HO GAR

SOMERSET COUNTY RECORD

BOOK: 1472 Page 529

PROPERTY ID: 120010230

ALL PARTIES INTERESTED and
claimants are further notified that a
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BRADLEY D. CRAMER, Sheriff 43

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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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

**THE BANK OF NEW YORK
MELLON AS TRUSTEE FOR CIT
MORTGAGE LOAN TRUST 2007-1
v. MICHELE BROADWATER
AND JEFFERY R.
BROADWATER**

PROPERTY OF: Michele Broadwater
and Jeffery R. Broadwater
DOCKET NUMBER: 253 Civil 2016
LOCATED IN:

The Borough/Township of Borough of
Berlin, County of Somerset, and
Commonwealth of Pennsylvania
STREET ADDRESS: 621 Main Street,
Berlin, Pennsylvania 15530

BRIEF DESCRIPTION: One parcel
RECORD BOOK: 1914 Page 17
THE IMPROVEMENTS THEREON
ARE: Residential Dwelling
TAX I.D. NUMBER: 050004970

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 30, 2016

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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BRADLEY D. CRAMER, Sheriff 43

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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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

CAPTION OF CASE: FIRST
COMMONWEALTH BANK vs.
**ESTATE OF TAMMY L. GEISEL,
BY ROMAN L. GEISEL,**

SOMERSET LEGAL JOURNAL

ADMINISTRATOR

DOCKET NUMBER:

No. 222 Civil 2016

PROPERTY OF: Estate of Tammy L.
Geisel by Roman L. Geisel,
Administrator

LOCATED IN: Paint Borough
STREET ADDRESS: 504 Hoffman
Street, Windber, PA 15963

IMPROVEMENTS: 1 LOT BNG 0.11
A 2 STY VINYL HO GAR

RECORD BOOK VOLUME:
947, page 375

TAX ASSESSMENT No.: 330003530

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 30, 2016

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 23, 2016

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BRADLEY D. CRAMER, Sheriff 43

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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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

CAPTION OF CASE: BANK OF AMERICA, N.A. v. **JOSEPH E. GRISER AND RHONDA L. GRISER**

DOCKET NUMBER:

677 CIVIL 2015

PROPERTY OF: Joseph E. Griser and Rhonda L. Griser

LOCATED IN: Somerset County
STREET ADDRESS: 305 N. Club
Road, Stoystown, PA 15563

BRIEF DESCRIPTION OF
PROPERTY: 0.259 A

IMPROVEMENTS THEREON:

A Residential Dwelling

RECORD BOOK VOLUME:
2136/579

TAX ASSESSMENT NUMBER:
3500908301

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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SOMERSET LEGAL JOURNAL

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DECEMBER 23, 2016

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BRADLEY D. CRAMER, Sheriff 43

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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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

**CAPTION OF CASE: WELLS
FARGO BANK, N.A. vs.
JENNIFER PATTERSON, SCOTT
KNUPP AND HAZEL KNUPP**

DOCKET NO: 701-CV-2015

**PROPERTY OF: Hazel Knupp, Scott
Knupp and Jennifer Patterson**

**LOCATED IN: Confluence Borough,
County of Somerset**

**STREET ADDRESS: 619 Williams
Street, Confluence, PA 15424**

**BRIEF DESCRIPTION OF
PROPERTY: ALL THAT CERTAIN
lot or piece of ground situate in
Confluence Borough, County of
Somerset, and Commonwealth of
Pennsylvania**

**IMPROVEMENTS: a Residential
Dwelling**

RECORD BOOK: VOLUME: 2240

PAGE 194

TAX ASSESSMENT NUMBER:

Map No.: 130001910

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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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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

SOMERSET LEGAL JOURNAL

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

ALL PARTIES INTERESTED and
claimants are further notified that a
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BRADLEY D. CRAMER, Sheriff 43

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FRIDAY, DECEMBER 16, 2016

1:30 P.M.

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

NATIONSTAR MORTGAGE LLC
d/b/a CHAMPION MORTGAGE
COMPANY v. **EARL A. MEYERS
III KNOWN SURVIVING HEIRS
OF EARL MEYERS, DECEASED
MORTGAGOR AND REAL
OWNER., Et Al**

PROPERTY OF: Earl A. Meyers III
Known surviving heirs of Earl Meyers,
deceased mortgagor and real owner, Et
Al

DOCKET NUMBER: 99-CIVIL-2014

LOCATED IN:

The Borough/Township of Borough of
Meyersdale, County of Somerset, and
Commonwealth of Pennsylvania

STREET ADDRESS: 4517 Mason
Dixon Highway, Meyersdale,
Pennsylvania 15552

BRIEF DESCRIPTION: One Parcel
RECORD BOOK: VOLUME: 2120,
Page 19

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling

TAX I.D. NUMBER: 26-0-006130

ALL PARTIES INTERESTED and
claimants are further notified that a
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SOMERSET LEGAL JOURNAL

DECEMBER 30, 2016

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**FRIDAY, DECEMBER 16, 2016
1:30 P.M.**

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

WELLS FARGO BANK, NA v.
CHRISTOPHER W. OSTHEIM
a/k/a CHRISTOPHER OSTHEIM
DOCKET NUMBER:
104-CIVIL-2016

PROPERTY OF: Christopher W.
Ostheim a/k/a Christopher Ostheim
LOCATED IN: Rockwood Borough
STREET ADDRESS: 921 Broadway

Street, Rockwood, PA 15557-1105

BRIEF DESCRIPTION OF
PROPERTY: Lot and Plan Book
Volume Number 248

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2381, Page 727

TAX ASSESSMENT NUMBER(S):

360003360

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SOMERSET LEGAL JOURNAL

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FRIDAY, DECEMBER 16, 2016

1:30 P.M.

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

CAPTION OF CASE:
CITIMORTGAGE, INC.,
SUCCESSOR BY MERGER TO ABN
AMRO MORTGAGE GROUP, INC.
vs. **MATTHEW P. RAGER AND
MELISSA L. RAGER**

DOCKET NO: 719-CV-2015

PROPERTY OF: Matthew P. Rager
and Melissa L. Rager

LOCATED IN: Conemaugh

Township, County of Somerset

STREET ADDRESS: 146 Starvis

Lane, Johnstown, PA 15905

BRIEF DESCRIPTION OF
PROPERTY: ALL THAT CERTAIN
lot or piece of ground situate in
Conemaugh Township, County of
Somerset, and Commonwealth of
Pennsylvania

IMPROVEMENTS:

A Residential Dwelling

RECORD BOOK: VOLUME: 1665

PAGE 993

TAX ASSESSMENT NUMBER:

Map No.: 120006020

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BRADLEY D. CRAMER, Sheriff 43

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SHERIFF'S SALE

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FRIDAY, DECEMBER 16, 2016

1:30 P.M.

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

PLAZA HOME MORTGAGE, INC.
v. **KELLY L. STEWART**

PROPERTY OF: Kelly L. Stewart

DOCKET NUMBER: 207 Civil 2016

LOCATED IN: The
Borough/Township of Windber
Borough, County of Somerset, and
Commonwealth of Pennsylvania
STREET ADDRESS: Rear 2907
Graham Avenue, Windber,
Pennsylvania 15963

BRIEF DESCRIPTION: One Parcel

RECORD BOOK: VOLUME: 2346,
Page 1014

THE IMPROVEMENTS THEREON

ARE: Residential Dwelling

TAX I.D. NUMBER: 50015950

SOMERSET LEGAL JOURNAL

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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 23, 2016

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 43

SOMERSET LEGAL JOURNAL

NOTICE TO ALL PARTIES IN INTEREST OF CONFIRMATION OF FIDUCIARIES ACCOUNTS

The following fiduciaries of the respective estates have filed Accounts and Petitions for Adjudication for confirmation on **Monday, December 12, 2016, at 9:00 a.m.** in Courtroom #1, Somerset County Courthouse:

| <u>Estate</u> | <u>Fiduciary</u> | <u>Attorney</u> |
|------------------------|-------------------------|-------------------|
| Karen Smith Dively | Stephanie K. McGraw | David Flower |
| Chester James Holt | Pamela Kinsinger | Benjamin Carroll |
| John Edward Jones | Paula S. Jones | James B. Courtney |
| David J. Kotus | Robert F. Mulcahy | David Flower |
| David James McClintock | Stephanie K. McGraw | David Flower |
| Dorothy May Romesberg | Merle E. Romesberg, Jr. | Benjamin Carroll |
| Anna Jane Simpson | William T. Cline | William Cline |

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