

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 **NANCY D'ARRIGO** a/k/a **NANCY DARRIGO** a/k/a **NANCY D'ANIELLO D'ARRIGO**, deceased, late of Somerset Township, Somerset County, PA. **MICHAEL D'ARRIGO**, Executor, 1629 Luzerne Street Ext., Johnstown, PA 15905, **NANCY D'ANIELLO**, Executor, 1023 Menoher Blvd., Johnstown, PA 15905.
No. 56-16-00260.

MATTHEW R. ZATKO, Esquire
202 East Union Street
Somerset, PA 15501 25

Estate of **MARILYN LORRAINE EDMONSON**, deceased, late of Conemaugh Township, Somerset County, PA. **DIANE L. ROSE**, Executor, 115 Leppert Rd., Central City, PA 15926. No. 56-16-00277.
DIANE L. ROSE 25

Estate of **IDA MAE SCHMUCK**, deceased, late of Upper Turkeyfoot Township, Somerset County, Pennsylvania. **JUDY MAE STRUCKOFF**, Executrix, 1384 Scullton Road, Rockwood, Pennsylvania 15557.
No. 265 Estate 2016.

MATTHEW G. MELVIN, Esquire
Barbera, Clapper, Beener, Rullo & Melvin, LLP, Attorney
P.O. Box 775
Somerset, PA 15501 25

SECOND PUBLICATION

Estate of **BARBARA G. DUNLAP** a/k/a **BARBARA ANN DUNLAP**, deceased, late of Somerset, Somerset Borough, Somerset County, Pennsylvania. **ROBERT SCOTT DUNLAP**, Executor, of 487 West Main Street, Somerset, PA 15501.
MICHAEL L. KUHN, Esquire
Attorney for Estate
Coffee Springs Farm
555 East Main Street
Somerset, PA 15501 24

Estate of **ELIZABETH KAROLYI**, deceased, late of Middlecreek Township, Somerset County, Pennsylvania. **STEPHEN A. KAROLYI, JR.**, 1809 Fair Acres Avenue, Pittsburgh, PA 15216.
Estate No. 56-16-00206.
MOLLY E. METZGAR, Esquire
Attorney for the Estate
203 East Main Street
Somerset, PA 15501 24

Estate of **DONNA ST. CLAIR**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. **ROBERT WALKER**, Executor, 583 Whispering Pines Road, Cairnbrook, PA 15924.
No. 56-15-414.
JON A. BARKMAN, Esquire
Attorney for the Estate
116 North Center Avenue
Somerset, PA 15501 24

THIRD PUBLICATION

Estate of **HARRY R. WELLER**, deceased, late of Somerset Township, Somerset County, Pennsylvania. Estate No. 56-15-00571. **SUSAN W. FOGIE**, Administrator, 109 Fogie Road, Somerset, PA 15501.

SOMERSET LEGAL JOURNAL

MARK D. PERSUN, Esquire
Attorney for the Estate
158 East Main Street
Somerset, Pennsylvania 15501
(814) 445-4021 23

**NOTICE OF TRUST
ADMINISTRATION OF THE
ROBERT D. COBER TRUST
DATED 06/22/2001 & MARY
COBER RESIDUARY TRUST "B"**

ROBERT D. COBER, SR., the last surviving Settlor, Late of Berlin, Somerset County, Pennsylvania, died June 20, 2016. As no representative has been appointed for the **ROBERT D. COBER, SR.**, Estate, all persons indebted to said decedent or HIS/HER trust are requested to make payment and those having claims or demands against the same to make the same known, without delay, to Somerset Trust Company, Trustee, 131 North Center Avenue, Somerset, Pennsylvania 15501.

SOMERSET TRUST COMPANY 25

**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, AUGUST 12, 2016
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.
MITCHELL RAY BAUERMASTER
DOCKET NUMBER: 715 Civil 2015

PROPERTY OF: Mitchell Ray
Bauermaster
LOCATED IN: Milford Township
STREET ADDRESS: 688 Indiantown
Road, Somerset, PA 15501
BRIEF DESCRIPTION OF
PROPERTY: 1.35 A TS 14400, 1 STY
FR HO ATT GAR
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
2475, Page 106
TAX ASSESSMENT NUMBER:
28-0-014720

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

AUGUST 26, 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

AUGUST 19, 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 25

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SOMERSET LEGAL JOURNAL

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WELLS FARGO BANK, N.A. v. JOY E. BREHM a/k/a JOY BREHM
DOCKET NUMBER: 640-CIVIL-2015
PROPERTY OF: Joy E. Brehm a/k/a Joy Brehm

LOCATED IN: Jenner Township
STREET ADDRESS: 332 Brehm Road, Boswell, PA 15531-1907

BRIEF DESCRIPTION OF
PROPERTY: 4.608 A, 2 STY ALUM
HO

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

725, Page 451

TAX ASSESSMENT NUMBER(S):
210002830

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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WELLS FARGO BANK, N.A. v. BARBARA EDMONSON, IN HER CAPACITY AS EXECUTRIX AND DEVESEE OF THE ESTATE OF ROBERT W. BAILEY a/k/a ROBERT BAILEY

DOCKET NUMBER: 2015-743

PROPERTY OF: Barbara Edmonson

LOCATED IN: Somerset Borough

STREET ADDRESS: 959 East Main Street, Somerset, PA 15501-2141

BRIEF DESCRIPTION OF

PROPERTY: 1 STY BR HO GAR

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

931, Page 958

TAX ASSESSMENT NUMBER(S):
410000680

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**SOMERSET TRUST COMPANY vs.
JOHN M. FITCH AND JAMIEE L.
FITCH**

No. 669 Civil 2015

PROPERTY OF: John M. Fitch and
Jamiee L. Fitch, Defendants

LOCATED IN: Addison Borough,
Somerset County, Pennsylvania
STREET ADDRESS: 588 Main Street,
Addison, PA 15411

BRIEF DESCRIPTION OF

PROPERTY: 1 STY VINYL HO ATT
GRG

IMPROVEMENTS:

Residential Dwelling

RECORD BOOK VOLUME:

1879, Page 420

TAX ASSESSMENT NUMBERS:

01-0-000120 and 01-0-002190

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BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME
LOANS SERVICING, LP v. **PHILLIP
KNOPSNYDER, II a/k/a PHILLIP
D. KNOPSNYDER, II, LISA D.
KNOPSNYDER**

DOCKET NUMBER: 699-CIVIL-2015
PROPERTY OF: Phillip Knopsnyder,
II a/k/a Phillip D. Knopsnyder, II and
Lisa D. Knopsnyder

LOCATED IN: Somerset Borough
STREET ADDRESS: 1082 West Main
Street, Somerset, PA 15501

BRIEF DESCRIPTION OF

PROPERTY: Lot and Plan Lot 1
IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2079, Page 449

TAX ASSESSMENT NUMBER(S):

410008130

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claimants are further notified that a
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Writ of Execution the following of
which is a summary.

BRANCH BANKING AND TRUST
COMPANY v. **MICHAEL J.
PODRASKY, LORI A. PODRASKY**
DOCKET NUMBER: 267 CIVIL 2011

PROPERTY OF: Michael J. Podrasky
and Lori A. Podrasky

LOCATED IN: Paint Borough
STREET ADDRESS: 1811
Washington Street, Windber, PA
15963-2375

BRIEF DESCRIPTION OF

PROPERTY: Lot and Plan Book
Volume Number LOT 1 BNG 0.110 A
IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1537, Page 924

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TAX ASSESSMENT NUMBER(S):
330000880

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CAPTION OF CASE: FIRST
NATIONAL BANK OF
PENNSYLVANIA vs. **ESTATE OF
SHAWN KEITH RINGLER A/K/A
SHAWN K. RINGLER, BY
MELISSA A. RINGLER,
ADMINISTRATRIX**

DOCKET NUMBER:

No. 43 Civil 2016

PROPERTY OF: Estate of Shawn
Keith Ringler a/k/a Shawn K. Ringler,
by Melissa A. Ringler, Administratrix
LOCATED IN: Shade Township

STREET ADDRESS: 23 North Fourth
Street, Cairnbrook, PA 15924

IMPROVEMENTS:

Lot 23 bng 0.16 A.

RECORD BOOK VOLUME:

1807, Page 319

TAX ASSESSMENT NO.:

390020000

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U.S. BANK NATIONAL
ASSOCIATION, TRUSTEE FOR THE
PENNSYLVANIA HOUSING
FINANCE AGENCY vs. **DONNA L.
ROSAGE**

DOCKET NO.: 2015-50696-C
PROPERTY OF: Donna L. Rosage
STREET ADDRESS: 671 Railroad
Street, Windber, PA 15963
IMPROVEMENTS THEREON:
Residential Dwelling and Parcel of
Land
BRIEF DESCRIPTION OF
PROPERTY: ½ 2 Sty Vinyl HO
RECORD BOOK: 1433, Page 805
TAX MAP NO.: 50-0-008330 (house)
AND 50-0-008320 (land)

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LSF9 MASTER PARTICIPATION
TRUST v. **DICK E. SHAFFER AND
JOAN H. SHAFFER**

DOCKET NUMBER: 2015-50658
PROPERTY OF: Joan H. Kiss a/k/a
Joan H. Shaffer

LOCATED IN: Township of Paint
STREET ADDRESS: 3429 Graham
Avenue, Windber, PA 15963

BRIEF DESCRIPTION OF
PROPERTY: 1 Lot; 2 Story Vinyl
Dwelling

IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:

778, Page 755

TAX ASSESSMENT NUMBER(S):
342004200

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RE: TAMMAC HOLDINGS
CORPORATION vs. JAIME L.

**SPRINGER AND PAUL LEE
SPRINGER**

DOCKET NUMBER: 524 CIVIL 2015
PROPERTY OF: Jaime L. Springer and Paul Lee Springer

LOCATED IN: Borough of Stoystown
STREET ADDRESS: 630 West Main Street, Stoystown, PA 15563-5902

BRIEF DESCRIPTION OF
PROPERTY: All that Certain Lot of Ground situate in the Borough of Stoystown, Somerset County, Pennsylvania being more fully described in Deed Book 1940, Page 362

IMPROVEMENTS THEREON:

Residential Real Estate

DEED BOOK: 1940, Page 362

TAX ASSESSMENT NUMBER(S):

45-0-002760

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WELLS FARGO BANK, N.A. v.
BRIAN J. TORR
DOCKET NUMBER: 270-CIVIL-2015
PROPERTY OF: Brian J. Torr
LOCATED IN: Windber Borough
STREET ADDRESS: 1908 Somerset
Avenue, Windber, PA 15963-1933
BRIEF DESCRIPTION OF
PROPERTY: Lot 128
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
2333, Page 766
TAX ASSESSMENT NUMBER(S):
500012470

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THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
THE CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES
2005-7 vs. **MICHAEL H. WAGNER**
DOCKET NUMBER: 492 Civil 2015
PROPERTY OF: Michael H. Wagner
LOCATED IN: Somerset Township
STREET ADDRESS: 501 Rear
Bedford Street, Windber, PA 15963
BRIEF DESCRIPTION OF
PROPERTY: ALL those two certain
pieces, parcels or lots of ground,
together with the buildings and
improvements thereon, lying and

SOMERSET LEGAL JOURNAL

situate in the Borough of Paint,
Somerset County, Pennsylvania.
IMPROVEMENTS: Erected thereon
RECORD BOOK VOLUME:
1612 Page 61
TAX MAP NO.: #330003630

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BANK OF AMERICA, N.A. AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP v.
CALEB J. WILT

DOCKET NUMBER: 683-CIVIL-2013
PROPERTY OF: Caleb J. Wilt

LOCATED IN: Indian Lake Borough
STREET ADDRESS: 374 South Shore
Trail, Central City, PA 15926-7612

BRIEF DESCRIPTION OF
PROPERTY: Lot 10 and Plan Book
Volume Number 704

IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:

1809, Page 811

TAX ASSESSMENT NUMBER(S):
190005380

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**FRIDAY, AUGUST 12, 2016
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, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2015-5T vs. **ANDREW WRIGHT A/K/A ANDREW MICHAEL WRIGHT, MICHELL ANN WRIGHT A/K/A MICHELL A. WRIGHT**

DOCKET NUMBER: 2015-50625

PROPERTY OF: Andrew Michael Wright and Michell Ann Wright, Husband and Wife

LOCATED IN:

Quemahoning Township

STREET ADDRESS: 664 West Main Street, Stoystown, PA 15563

BRIEF DESCRIPTION OF

PROPERTY: 2 STY BR & FR HO

ATT GAR

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1351, Page 762

TAX ASSESSMENT NUMBER:

S35-009-119-00

PROPERTY ID: 350000880

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

AUGUST 26, 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

AUGUST 19, 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 25

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, AUGUST 12, 2016
1:30 P.M.**

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-2 v. **LOUIS P. YOUNGREN**

SOMERSET LEGAL JOURNAL

DOCKET NUMBER: 5-CIVIL-2016
PROPERTY OF: Louis P. Youngren
LOCATED IN: Jennerstown Borough
STREET ADDRESS: 1650 Pitt Street,
Jennerstown, PA 15547
BRIEF DESCRIPTION OF
PROPERTY: ALL that certain lot or
piece of property situate in the Borough
of Jennerstown, County of Somerset,
and Commonwealth of Pennsylvania
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK: 1938, Page 1009
TAX ASSESSMENT NUMBER(S):
220002050

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

AUGUST 26, 2016

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BRADLEY D. CRAMER, Sheriff 25