

FIRST PUBLICATION

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

Estate of **GRETCHEN R. FLEMING**, Deceased, Late of Jenner 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: **WILLIAM S. LIVINGOOD, IV**, Executor, 114 Fetterolf Road, Boswell, PA 15531

Reference: No. 610 Estate 2022

Attorney for the estate:

GEORGE B. KAUFMAN, Esq.

P.O. Box 284

Somerset, PA 15501 361

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

Estate of: **CHARLES EDWARD MAUST** a/k/a **CHARLES MAUST**, Late of: Brothersvalley Township, Somerset County, Pennsylvania. 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: **NEIL A. MAUST**, Co-Executor, 7809 Glades Pike, Berlin, PA 15530, **LORRIE A. SHAW**, Co-Executor, 1157 McKenzie Hollow Road, Meyersdale, PA 15552

Estate No. 00605 of 2022

Attorney **MARCI L. MILLER**

214 East Union Street

Somerset, PA 15501 361

SECOND PUBLICATION

EXECUTOR'S NOTICE

Estate of **CLARENCE EDWARD PRITTS**, a/k/a **CLARENCE E. PRITTS**, a/k/a **C. EDWARD PRITTS**, Deceased, Late of Berlin Borough, 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 **THOMAS CAMPBELL SMITH**, Esquire, Executor, 13530 Esposito, Street. Venice, FL 34293

No. 569 Estate 2022

By: **DOUGLAS MCCALL BELL**, Esquire-Attorney 360

EXECUTOR'S NOTICE

Estate of **TERESA ROSE SOLENSKY**, a/k/a **TERESA R. SOLENSKY**, a/k/a **TERESA SOLENSKY**, Late of Windber Borough, 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 **JOSEPH M. SOLENSKY**, Executor, 405 8th Street, Windber, PA 15963

No. 2022-0583

WILLIAM E. SEGER, Esq. 360

EXECUTOR'S NOTICE

Estate of **KIMBERLY R. SUTTON**, a/k/a **KIMBERLY SUTTON**, Deceased, Late of Somerset 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: **BLAKE L. NANCARVIS**, Executor, 510 Poverty Hollow Road, Somerset, PA 15501
Estate No. 56-22-0537
SCOTT A. WALKER, Esq.
Carolann A. Young and Associates
530 North Center Avenue
P.O. Box 344
Somerset, PA 15501
Attorney for the Estate 360

THIRD PUBLICATION

EXECUTRIX'S NOTICE

Estate of **JOHN EDWARD BATTISTE**, a/k/a **JOHN E. BATTISTE**, a/k/a **JOHN BATTISTE**, Late of Windber Borough, 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 **BERNADETTE D. KRAYNICK**, Executrix, 4610 Sandy Avenue SE, Canton, Ohio 44707
No. 2022-0577
WILLIAM E. SEGER, Esq. 359

EXECUTOR'S NOTICE

Estate of **BETTY DOLORES HYATT** a/k/a **BETTY D. HYATT** a/k/a **BETTY HYATT**, deceased, Late of Somerset Borough, 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 **RAYMOND F. MONTELL, JR.**, Executor, 1889 Derosa Road, Polk City, Florida 33868
No. 56-22-00552
MATTHEW G. MELVIN, Esq.
Barbera, Melvin & Svonavec, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 359

ESTATE NOTICE

Estate of **LANA SUE LAFFERTY**, a/k/a **LANA S. LAFFERTY**, deceased, Late of Somerset Borough, 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 **MICHELLE GILBERT**, c/o Carroll Law Offices, 160 West Main Street, P.O. Box 604, Somerset, PA 15501.
No. 588 Estate 2022
WILLIAM R. CARROLL, Esq.
Carroll Law Offices 359

COURT OF COMMON PLEAS OF SOMERSET COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

To: **AMANDA BROWN**

Re: Adoption of Female Brown,
D.O.B. 02-18-21, No. 31 ADOPTION
2022

A Petition for Involuntary Termination of Parental Rights has been filed asking the Court to put an end to all rights you have to your child, Female Brown. The Court has set a hearing to consider ending your rights to your child.

SOMERSET LEGAL JOURNAL

That hearing will be held on January 26, 2023, at 9:30 A.M. before the Honorable Scott Bittner in Courtroom No. 1 located at the Somerset County Courthouse, 111 East Union Street, Somerset, Pennsylvania 15501 to answer allegations of the Petition. YOUR PRESENCE IS REQUIRED AT THE HEARING.

If you fail to appear for the hearing, the hearing may go on without you and your rights to your child may be ended by the Court without your being present.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Southwestern Pennsylvania Legal Services
218 N. Kimberly Avenue, Suite 101
Somerset, Pennsylvania 15501
Telephone: (814) 443-4615

VALERIE M. SCHWAB, Esquire, Solicitor
Somerset County Children and
Youth Services
300 North Center Avenue, Suite 220
Somerset, Pennsylvania 15501
Telephone: (814) 445-1661 361

COURT OF COMMON PLEAS OF
SOMERSET COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION

To: **AMANDA BROWN**

Re: Adoption of Female Baker,
D.O.B. 02-06-20, No. 30 ADOPTION
2022

A Petition for Involuntary Termination of Parental Rights has been filed asking the Court to put an end to all rights you have to your child, Female Baker. The Court has set a hearing to consider ending your rights to your child.

That hearing will be held on January 26, 2023, at 9:30 A.M. before the Honorable Scott Bittner in Courtroom No. 1 located at the Somerset County Courthouse, 111 East Union Street, Somerset, Pennsylvania 15501 to answer allegations of the Petition. YOUR PRESENCE IS REQUIRED AT THE HEARING.

If you fail to appear for the hearing, the hearing may go on without you and your rights to your child may be ended by the Court without your being present.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SOMERSET LEGAL JOURNAL

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Telephone: (814) 445-1661 361

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: **ROBERT W. ROY**, the taxing
authorities of Somerset Township, or
any interested person.

PLEASE TAKE NOTICE that the
Tax Claim Bureau has received from
Kevin Ankney, 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: Robert W. Roy
ADDRESS: 18 Rue De Le Roi St.
NE, Fort Walton Beach, FL 32547

GRANTOR: Eldora Land Corp.
LOCATION OF PROPERTY:
Somerset Township, 42-0-024270
DESCRIPTION OF PROPERTY: 75
A E MIN EXH
BID AMOUNT: \$587.33

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
February 13, 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 359

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: **RAY WOOLLEY**, the taxing
authorities of Somerset Township, or
any interested person

SOMERSET LEGAL JOURNAL

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Taylor Hiltabidel and Nicholas Hange**, 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: Ray Woolley

ADDRESS: 128 Cannell Drive, Apt. 1, Somerset, PA 15501

GRANTOR: Ray Woolley

LOCATION OF PROPERTY:

Somerset Township, 42-0-073970

DESCRIPTION OF PROPERTY:

LOT 23 BNG 0.3534 A

BID AMOUNT: \$3,015.92

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 February 13, 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 359

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, JANUARY 20, 2023
1:30 P.M.**

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

USSCO FEDERAL CREDIT UNION,
Plaintiff

vs.

**EVAN BENDER, solely in his
capacity as Personal Representative
of the ESTATE OF LEO J.
BENDER, III, Defendant.**

DOCKET NUMBER: 250 Civil 2022
PROPERTY OF: Evan Bender, solely
in his capacity as Personal
Representative of the Estate of Leo J.
Bender, III

LOCATED IN: Hooversville Borough

STREET ADDRESS: 235 Railroad
Street, Hooversville, PA 15936

BRIEF DESCRIPTION OF PROPERTY:

1 story frame house and garage

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME: 1376,
PAGE 514

PROPERTY ID NO.: 180000220

SOMERSET LEGAL JOURNAL

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

FEBRUARY 3, 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

JANUARY 27, 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 361

NOTICE

SHERIFF'S SALE

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**FRIDAY, JANUARY 20, 2023
1:30 P.M.**

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

APEX BANK

vs.

JOHN R. KNOX, JR., AND MONA Y. KNOX

DOCKET NUMBER: 653 Civil 2018
PROPERTY OF: JOHN R. KNOX, JR., AND MONA Y. KNOX

LOCATED IN: Meyersdale Borough
STREET ADDRESS: 2 Center Street
Street, Meyersdale, PA 15552

ALL THAT certain piece, parcel or tract of land situate, lying and being in the Borough of Meyersdale, County of Somerset Commonwealth of Pennsylvania, more particularly bounded and described as follows:

KNOWN as Lot. No. 193 in the Meyers Survey of said Borough, bounded on the North by Large Street, on the East by an alley, on the South by Flaugherly Creek and on the West by Center Street, and having thereon erected a two-story brick and frame dwelling house.

RECORD BOOK VOLUME:
INSTRUMENT NO. 2008003952 in Book 2032, PAGE 1 et.seq.

TAX ASSESSMENT NO(s): 260002070

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

FEBRUARY 3, 2023

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SOMERSET LEGAL JOURNAL

-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

JANUARY 27, 2023

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Chief Deputy, Sheriff 361

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**FRIDAY, JANUARY 20, 2023
1:30 P.M.**

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APEX BANK

vs.

**JOHN R. KNOX, JR., AND MONA
Y. KNOX**

DOCKET NUMBER: 481 Civil 2018
PROPERTY OF: JOHN R. KNOX,
JR., AND MONA Y. KNOX

LOCATED IN: Meyersdale Borough
STREET ADDRESS: 130 Large
Street, Meyersdale, PA 15552

BRIEF DESCRIPTION OF
PROPERTY: ALL that certain parcel
or lot of ground situate in Meyersdale
Borough, Somerset County,
Pennsylvania, having a frontage of 40
feet and 3 inches on the South side of
Large Street and extends back South
of equal width a distance of
approximately 180 feet to the
Flaugherty Creek, bounded on the
North by Large Street, on the South
by the Flaugherty Creek, on the East
by lot of C, Howard Shockey and on
the West by lot of William W. Hady,
and being a portion of Lot No. 199,
sometimes numbered as Lot No. 198
on the Plan of Lots in the Meyers
Addition to said Borough.

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME:
INSTRUMENT NO. 2007000490 in
Book 1942, PAGE 190 et.seq.

TAX ASSESSMENT NO(s): 260002370

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

FEBRUARY 3, 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

SOMERSET LEGAL JOURNAL

the balance, in like funds, shall be paid before

JANUARY 27, 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 361

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**FRIDAY, JANUARY 20, 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

DOCKET NUMBER: 31 Civil 2020
PROPERTY OF: RUTH M. MERRILL
LOCATED IN: Borough of Salisbury
STREET ADDRESS: 190 Grant
Street, Salisbury, PA 15558
DESCRIPTION: ALL that certain
parcel of land situate in Salisbury
Borough, Somerset County,
Pennsylvania
IMPROVEMENTS THEREON:

Residential Dwelling
RECORD BOOK VOLUME: 2355,
PAGE 720
TAX ASSESSMENT NUMBER:
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

FEBRUARY 3, 2023

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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

JANUARY 27, 2023

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DUSTIN M. WEIR
Chief Deputy, Sheriff 361

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SOMERSET LEGAL JOURNAL

the Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, JANUARY 20, 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.

DOROTHY J. SOWERS

DOCKET NUMBER: 207- CIVIL- 2022
PROPERTY OF: DOROTHY J. SOWERS
LOCATED IN: Somerset Township
STREET ADDRESS: 2230
Stoystown Road, Friedens, Somerset
County, Pennsylvania 15541
BRIEF DESCRIPTION OF
PROPERTY: Residential, Single
Story, Single Family,
Mobile/Manufactured Dwelling.
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2066,
PAGE 414
TAX ASSESSMENT NUMBER(s):
420009620

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

FEBRUARY 3, 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

JANUARY 27, 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 361

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**FRIDAY, JANUARY 20, 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.

**BURCE E. WILBURN AND
VANESSA L. WILBURN**

DOCKET NUMBER: 206- CIVIL- 2022
PROPERTY OF: BURCE E.
WILBURN AND VANESSA L.
WILBURN
LOCATED IN: Lower Turkeyfoot
Township
STREET ADDRESS: 1601

SOMERSET LEGAL JOURNAL

Listonburg Road, Confluence,
Somerset County, Pennsylvania 15424
BRIEF DESCRIPTION OF
PROPERTY: Residential, Single-
Family home.
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2467,
PAGE 190
TAX ASSESSMENT NUMBER(s):
REF NO: 250002110

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

FEBRUARY 3, 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

JANUARY 27, 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 361

NOTICE OF DISMISSAL OF INACTIVE CIVIL AND DIVORCE CASES BY THE SOMERSET COUNTY COURT OF COMMON PLEAS, THE PROTHONOTARY'S OFFICE DUE TO RETURNED INACTIVE NOTICES BY THE U.S. POSTAL SERVICE

PLEASE TAKE NOTICE that the
Court of Common Pleas of Somerset
County will dismiss with prejudice all
the cases in which no action has been
taken for two full years or more,
unless the parties appear in person or
by counsel and show good cause why
such dismissal shall not be ordered on
February 24, 2023.

THIS action taken under Rule 230.2
of the Pennsylvania Rules of Civil
Procedure governing inactive cases.

BRIAN K. FOCHTMAN
Somerset County Prothonotary

1. 33 Divorce 2019
Emilio Gonzalez

Vs
Juanita Marreo-Gonzalez
Plaintiff's Counsel: n/r
Defendant's Counsel: n/r

2. 131 Divorce 2019
Devin E. Eltringham
Vs
Tabitha T. Eltringham
Plaintiff's Counsel: n/r
Defendant's Counsel: n/r

3. 47 Divorce 2020
Amanda J. Housel
Vs
Nathan S. Gastley
Plaintiff's Counsel: n/r
Defendant's Counsel: n/r

4. 77 Divorce 2020	
Enrico C. Ivy, Sr.	
Vs	
Kim Ann Bellamy Ivy	
Plaintiff's Counsel: n/r	
<u>Defendant's Counsel: n/r</u>	<u>359</u>