

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 **ALFRED R. CHRISTNER**, deceased, late of Berlin Borough, Somerset County, Pennsylvania. **DAVID R. CHRISTNER**, Administrator, 6815 State Road 60 East, #459, Bartow, FL 33830. Estate File No. 56-19-00157. **JAMES B. COURTNEY, Esq.**, Attorney P.O. Box 1315
Somerset, PA 15501 170

SECOND PUBLICATION

Estate of **FRIEDA G. PARKER**, deceased, late of 138 Anderson Lane, Johnstown, PA, Somerset County. **JOSEPH J. PARKER**, personal representative, 138 Anderson Lane, Johnstown, PA 15905.
JOSEPH J. PARKER 169

THIRD PUBLICATION

Estate of **JAMES A. ASH**, deceased, late of Quemahoning Township, Somerset County, Pennsylvania. **LEWIS ASH**, 1508 Buckstown Road, Stoystown, PA 15563. Estate No. 56-19-00153. **ATTORNEY MARCI L. MILLER** 214 East Union Street
Somerset, PA 15501 168

Estate of **PHYLLIS I. BAKER** a/k/a **PHYLLIS IRENE BAKER**, deceased, late of Brothersvalley Township, Somerset County, Pennsylvania. **CHESTER E. BAKER, JR.**, Executor, 925 Broadway Street, Rockwood, Pennsylvania 15557. No. 56-19-00148. **PATRICK P. SVONAVEC**, Esquire Barbera, Melvin & Svonavec, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 168

Estate of **PAUL H. BOWER**, deceased, late of Confluence Borough, Somerset County, Pennsylvania. **JOSEPHINE SPITTAL**, Executor, P.O. Box 26, 431 Chestnut Street, Confluence, PA 15424. Estate No. 56-19-00161. **MARK D. PERSUN**, Esquire Attorney for the Estate
158 East Main Street
Somerset, Pennsylvania 15501
(814) 445-4021 168

Estate of **EDITH K. BOWER** a/k/a **EDITH KATHERINE BOWER**, deceased, late of Confluence Borough, Somerset County, Pennsylvania. **JOSEPHINE M. SPITTAL**, Executor, P.O. Box 26, 431 Chestnut Street, Confluence, PA 15424. Estate No. 56-19-00160. **MARK D. PERSUN**, Esquire Attorney for the Estate
158 East Main Street
Somerset, Pennsylvania 15501
(814) 445-4021 168

Estate of **JAMES C. GINDLESPERGER**, deceased, late of Brothersvalley Township, Somerset County, Pennsylvania. **MARK GINDLESPERGER**, 2037 Salco Road, Berlin, PA 15530. Estate No. 56-19-00159. **ATTORNEY MARCI L. MILLER** 214 East Union Street
Somerset, PA 15501 168

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Estate of **ROY E. PRITTS**, Court
Term No. 56-18-00424, late of
Garrett Borough, Somerset County,
deceased. **SHARON R. PRITTS**,
Administrator, **PATRICIA A. NOBLE**,
Administrator, c/o Ligonier Law, 300
North Market Street, Ligonier, PA 15658.
Ligonier Law
DEL P. NOLFI III, Esquire
300 North Market Street
Ligonier, PA 15658
Attorney 168

Estate of **GLADYS F. SCHARDT**
a/k/a **GLADYS V. SCHARDT**,
deceased, late of Meyersdale
Borough, Somerset County,
Pennsylvania. **MARY ANN BEAL**,
JANET S. BITTNER and **ALLEN B.**
SCHARDT, JR., Executors, 513
Grant Street, Meyersdale,
Pennsylvania 15552, 2607
Cumberland Highway, Meyersdale,
Pennsylvania 15552, and 628 High
Street, Meyersdale, Pennsylvania
15552, respectively. No. 56-19-00084.
MATTHEW G. MELVIN, Esquire
Barbera, Melvin & Svonavec LLP,
Attorney
146 West Main Street
Somerset, Pennsylvania 15501 168

IN THE COURT OF COMMON
PLEAS, SOMERSET COUNTY
PENNSYLVANIA
CIVIL DIVISION-LAW

IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF:
KYLE DAVID SUTER

No. 25 Misc. 2019

NOTICE IS HEREBY GIVEN that
on the 1st day of April, 2019, the
Petition was filed in the above named
Court requesting an Order to change
the name of **KYLE DAVID SUTER**
to **KYLE DAVID BAUGHMAN**.

The Court has fixed the 13th day of
May, 2019, at 9:00 A.M. in
Courtroom No. 2 of the Somerset
County Courthouse at Somerset,
Pennsylvania, as the time and place
for the hearing on said petition, when
and where any and all interested
parties may appear and show cause, if
any they have, why the prayer of the
Petition should not be granted.

KYLE DAVID SUTER 168

NOTICE OF REGISTRATION OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN
pursuant to the provisions of the
Fictitious Names Act, No. 1982-295,
approved December 16, 1982, 54 Pa.
C.S.A. §311(g), of the filing in the
Department of State at Harrisburg,
Pennsylvania, on January 15, 2019, of
an application for conducting
business under the assumed or
fictitious name of **SHAMPOO AND**
DOGGIE-DOO, with its principal
place of business at 1937 Whitehorse
Road, Berlin, PA 15530; the name
and address of the person owning or
interested in said business is:

SERENA KEIM
1937 Whitehorse Road
Berlin, PA 15530 168

IN THE COURT OF COMMON
PLEAS OF SOMERSET COUNTY,
PENNSYLVANIA
CIVIL ACTION

The ESTATE OF DOROTHY
ELEANOR, BLANK, by and through,
Dwayne J. Blank Executor, THE
ESTATE OF GARY F. BLANK, by
and through LESLIE W. BLANK,
Administrator, and WAYNE J.
BLANK and BARBARA BLANK,
husband and wife
vs.

JOHN E. BLANK, his heirs,

executors, successors and assigns, and CHARLES M. BLANK, his heirs, executors and assigns and CHARLES DAVIS and VERA DAVIS, husband and wife, their heirs, executors and assigns,

No. 117 Civil 2019

ACTION TO QUIET TITLE

NOTICE

TO: JOHN E. BLANK, his heirs, executors, successors and assigns, and CHARLES M. BLANK, his heirs, executors and assigns and CHARLES DAVIS and VERA DAVIS, husband and wife, their heirs, executors and assigns,

Take notice that Plaintiffs have filed an Action to Quiet Title in this matter in the Court of Common Pleas of Somerset County asserting that Plaintiffs are the owners of a certain tract of land situate in Southampton Township, which is more particularly bounded and described as follows:

ALL that certain tract, piece, or parcel of land situate in the Township of Southampton, County of Somerset, and State of Pennsylvania, bounded and described as follows:

BEGINNING at stones corner of land now or formerly of Leo Logsdon; thence with land now or formerly of Valentine Hinkle, North 42° West 94 perches to a hickory; thence North 6° West 77 perches to stones; thence North 77° West 8 perches to chestnut oak; thence South 40-3/4° West 98.9 perches to a post; thence North 40° West 25 perches to stones; thence South 39-1/2° West 20 perches to stones; thence South 34-1/2° East 203 perches to stones;

thence with land now or formerly of Leo Logsdon, North 30° East 113 perches to the place of beginning. CONTAINING 100 acres and the usual allowance.

BEING the same premises as was conveyed by Perry F. Blank, single man, to John E. Blank, by deed dated September 17, 1895 and recorded at Somerset County Deed Book Volume 87, Page 386; and by Charles M. Blank, single man to John E. Blank, deed unrecorded.

The Action to Quiet Title is being commenced on behalf of the Estate of Dorothy Blank and the Estate of Gary F. Blank and Dwayne J. and Barbara Blank in order to clear several issues relative to the title to the original 100 acres which belonged to John E. Blank. In conveying the subject property to Raymond D. Blank who added his spouse, Dorothy E. Blank to the deed upon his marriage, it appears that several heirs and/or the estates of heirs may be missing from the conveyance into Raymond D. Blank. There was also an option to purchase which was granted by the executor of the estate of John E. Blank to Charles Davis and Vera Davis which appears in the record chain of title for said property which was never released of record. An unrecorded deed in the chain of title is also noted by deed of Charles M. Blank. The Plaintiffs, who are successors in the chain of title to the original 100 acres, have filed the Action to Quiet Title in order to establish title to the subject premises. Plaintiffs are seeking an Order permanently enjoining any and all other persons from asserting any estate, rights, title, lens or interest or to Plaintiffs' property.

The Court has scheduled a hearing on

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Plaintiff's Complaint for Wednesday, the **22nd day of May 2019 at 1:30 p.m. in Courtroom No. 2.** of the Somerset County Courthouse.

If you wish to defend this matter, you must enter a written appearance, either personally or by attorney, and file all defenses and objections in writing with the Court. You are warned that if you fail to do so, the case will proceed without you and a judgment may be entered against you without any further notice for the relief requested by Plaintiffs. You may lose money or property or other important rights. You should take this notice 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, Inc.
132 East Catherine Street
Somerset, PA 15501
Telephone: 814-443-4615

Marci L. Miller, Esq.
Attorney for Plaintiffs
214 E. Union Street
Somerset, PA 15501
(814)443-4477
marcilmillerlaw@comcast.net 168

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: **NANCY M. BENNING**, the taxing authorities of Allegheny Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from REBEL HILL LLC 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: Nancy M. Benning
ADDRESS: 3348 Dark Shade Dr.
Windber PA 15963
GRANTOR: Ralph R. Benning
LOCATION OF PROPERTY:
1463 Pine Valley Road 03-130
DESCRIPTION OF PROPERTY:
½ Acre TS 15254
BID AMOUNT: \$1,553.20

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 June 17, 2019, 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

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delivered to the purchaser, free and clear of all tax claims and tax judgments.

SOMERSET COUNTY
TAX CLAIM BUREAU

JANE RIZZO Chief Officer 168

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, MAY 17, 2019
1:30 P.M.**

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

**CAPTION OF CASE: WELLS
FARGO BANK, NA vs. MICHELE
R. ANKNEY**

DOCKET NUMBER: 671 CIVIL 2017

PROPERTY OF: Michele R. Ankney

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

**STREET ADDRESS: 1131 S. Rosina
Avenue, Somerset, PA 15501**

**BRIEF DESCRIPTION OF PROPERTY:
1 ½ Story home with basement and garage**

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

Book 2338, Page 824

**TAX ASSESSMENT NUMBER:
410002710**

**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**

MAY 31, 2019

**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

MAY 24, 2019

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.

BRAD CRAMER, Sheriff 169

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**SECURITYNATIONAL MORTGAGE
COMPANY vs. GABRIELLA P.
GERMINARO and SABRINA S.
MOSCATELLO**

DOCKET NUMBER: 28 Civil 2016

**PROPERTY OF: Gabriella P. Germinaro
and Sabrina S. Moscatiello**

**LOCATED IN: Township of
Middlecreek, Somerset County**

STREET ADDRESS: 116 Swiss

Mountain Drive, Champion, PA 15622

**BRIEF DESCRIPTION OF PROPERTY:
Swiss Mountain Bldg. No. 33; Lot Size**

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0.07 Acres

IMPROVEMENTS: Condominium

Approx. 1538 Sq feet

RECORD BOOK and VOLUME:

Book 2482, Page 276

TAX ASSESSMENT NUMBER:

270020900

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U.S. BANK NATIONAL ASSOCIATION vs. **CRYSTAL A. JOHNS, a/k/a CRYSTAL JOHNS, as believed Heir and/or Administrator to the ESTATE of JAMES C. JOHNS, JR.; Unknown Heirs and/or Administrators of the ESTATE OF JAMES C. JOHNS, JR.**

DOCKET NUMBER: 69 CIVIL 2018

PROPERTY OF: James C. Johns, Jr., married

LOCATED IN: Township of Conemaugh
STREET ADDRESS: 105 Highland

Avenue, Davidsville, PA 15928

BRIEF DESCRIPTION OF PROPERTY:
Lot of Ground

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2372 Page 590

TAX ASSESSMENT NUMBER:

120032090

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RIVERVIEW BANK, AS SUCCESSOR BY MERGER TO THE CITIZENS NATIONAL BANK vs. **VERNA E. MONTICUE**

DOCKET NO: 599-CIVIL-2018

PROPERTY OF: Verna E. Monticue

STREET ADDRESS: 508 High Street, Meyersdale, PA 15552

LOCATED IN: Meyersdale Borough IMPROVEMENTS THEREON:

Residential Dwelling

BRIEF DESCRIPTION OF PROPERTY:

2 STY VINYL DWG ATT GAR

RECORD BOOK: 778, Page 670

TAX MAP NO.: 260003800

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

MAY 31, 2019

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-TERMS OF THE SALE-
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REVERSE MORTGAGE SOLUTIONS, INC. vs. **BEVERLY SHROYER**

a/k/a BEVERLY J. SHROYER

DOCKET NUMBER: 50508 Civil 2018

LOCATED IN: Southampton Township

STREET ADDRESS: 1536 Palo Alto Road, Hyndman, PA 15545

BRIEF DESCRIPTION OF PROPERTY:

1 ½ STY FR HO GAR ETC

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

923, Page 1022

PROPERTY ID: 430001690

ALL PARTIES INTERESTED and claimants are further notified that a

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

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1:30 P.M.

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

WELLS FARGO BANK, NA v.
JOHN H. SMITH, JR, CARLA SMITH

DOCKET NUMBER: 458-CIVIL-2018
PROPERTY OF: John H. Smith, Jr and
Carla Smith

LOCATED IN: Jenner Township

STREET ADDRESS: 109-111 Cloud Street, a/k/a 109 Cloud Street, Jenners, PA 15546-9612

BRIEF DESCRIPTION OF PROPERTY:

All that certain single family detached with the address of 109-111 Cloud Street, a/k/a 109 Cloud Street, Jenners, PA 15546-9612 in Jenner, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1951, Page 264

TAX ASSESSMENT NUMBER(S):

210000030

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SOMERSET LEGAL JOURNAL

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.

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

WELLS FARGO BANK, NA vs.

THADDEUS A. WOLFE, a/k/a

THADDEUS WOLFE

DOCKET NUMBER: 208CV2018

PROPERTY OF: Thaddeus A. Wolfe,

no marital status shown

LOCATED IN: Township of Somerset

STREET ADDRESS:

3034 Stutzmantown Road, Somerset,
PA 15501

BRIEF DESCRIPTION OF PROPERTY:

Lot of Ground

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2616, Page 835

TAX ASSESSMENT NUMBER:

420014410

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