

# 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 **PATRICIA W. ARTHUR**, deceased, late of Brothersvalley Township, Somerset County, PA. **RHYS M. ARTHUR**, Executor, 12902 Folly Quarter Road, Ellicott City, MD 21042. No. 392 Estate 2017. **GEORGE B. KAUFMAN**, Esquire Attorney for the Estate P.O. Box 284 Somerset, PA 15501 93

Estate of **FRANKLIN A. EDMUNDS, JR.**, a/k/a **FRANKLIN A. EDMUNDS** a/k/a **FRANKLIN ALBERT EDMUNDS, JR.**, deceased, late of Meyersdale Borough, Somerset County, Pennsylvania. **MARDIANN I. VINCENT**, Executrix, 401 Salisbury Street, Meyersdale, Pennsylvania 15552. No. 56-17-00443.

**PATRICK P. SVONAVEC**, Esquire Barbera, Clapper, Beener, Rullo & Melvin, LLP, Attorney 146 West Main Street Somerset, Pennsylvania 15501 93

Estate of **DARRELL RUSSELL MILLER** a/k/a **DARRELL R. MILLER**, deceased, late of Larimer Township, Somerset County, PA. **NATALIE WALKER**, Co-Administratrix, 43805 Central Station Dr. Apt. 111, Ashburn, VA 20147,

**TARYN MILLER**, Co-Administratrix, 2427 Pine Hill Road, Meyersdale, PA 15552. No. 56-17-00462. **MEGAN E. WILL**, Esquire 202 East Union Street Somerset, PA 15501 93

Estate of **ELEANOR B. SNYDER**, deceased, late of Black Township, Somerset County, PA. **JAMES A. SNYDER**, Executor, 983 Johnson Road, Garrett, PA 15542. No. 420 Estate 2017. **GEORGE B. KAUFMAN**, Esquire Attorney for the Estate P.O. Box 284 Somerset, PA 15501 93

### SECOND PUBLICATION

Estate of **EVELYN L. BITTNER** a/k/a **EVELYN LOHR BITTNER**, deceased, late of Stoystown Borough, Somerset County, Pennsylvania. **GREGORY L. BITTNER**, Executor, 335 Lakewood Road, Greensburg, PA 15601. No. 419 Estate 2017. **JEFFREY L. BERKEY**, Esquire Fike, Cascio & Boose P.O. Box 431 Somerset, PA 15501 -0431 92

Estate of **ERVIN D. GRAHAM**, deceased, late of Addison Borough, Somerset County, PA. **TAMMY L. KOSCHECK**, 2432 Mt. Davis Road, Fort Hill, PA 15540, **LISA A. KLINK**, 186 Dull Hill Road, Confluence, PA 15424, Co Executors. Estate No. 56-17-00445. **C. GREGORY FRANTZ**, Esquire Attorney for Estate 118 West Main Street, Ste 304 Somerset, PA 15501-2047 Phone: 814-445-4702 92

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Estate of **JOSEPHINE D. KOSHUTE**, deceased, late of Windber Borough, Somerset Co., PA. **CYNTHIA McCLOSKEY**, Executrix, c/o Russell J. Heiple, Esq., Atty. for Executrix, 142 Gazebo Pk.; Ste. 305; Johnstown, PA 15901. No. 56-17-0417.  
**RUSSELL J. HEIPLE**, Esquire  
142 Gazebo Pk., Ste. 305  
Johnstown, PA 15901 92

Estate of **FLOY M. McClINTOCK** a/k/a **FLOY MARGARET McClINTOCK**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **SCOTT L. McClINTOCK**, 247 Fawn Haven Lane, Somerset, PA 15501, **THOMAS D. McClINTOCK**, 161 Samuels Road, Somerset, PA 15501, Co-Executors. No. 441 Estate 2017.  
**JAMES R. CASCIO**, Esquire  
Fike, Cascio & Boose  
P.O. Box 431  
Somerset, PA 15501-0431 92

## THIRD PUBLICATION

Estate of **CLARENCE C. HARMON** a/k/a **CLARENCE CLIFTON HARMON** a/k/a **CLARENCE HARMON**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. **ROSALIE G. EMERICK**, Executrix, 172 Old Forbes Road, Stoystown, PA 15563. Estate File No. 56-17-00432.  
**JAMES B. COURTNEY**, Esq., Attorney  
P.O. Box 1315  
Somerset, PA 15501 91

Estate of **MAE KOONTZ HOLSINGER** a/k/a **MAE K. HOLSINGER**, deceased, late of Paint Township, Somerset County, Pennsylvania. **SUSAN HOLSINGER ULATSKY**, Administrator C.T.A.,

c/o Sahlaney & Dudeck Law Office,  
430 Main Street, Johnstown, PA  
15901.  
**MICHAEL W. SAHLANEY**, Esquire  
Sahlaney & Dudeck Law Office  
430 Main Street  
Johnstown, PA 15901-1823 91

Estate of **ALVERTA G. LUCE**, deceased, late of Somerset Borough, Somerset County, PA. **JAY SNYDER**, Administrator, 113 Sneec Drive, Jefferson Hills, PA 15025. No. 274 Estate 2017.  
**GEORGE B. KAUFMAN**, Esquire  
P.O. Box 284  
Somerset, PA 15501-0284 91

Estate of **WILDA MAE MORGAN** a/k/a **WILDA M. MORGAN**, deceased, late of Jenner Township, Somerset County, Pennsylvania. **BRIAN WILLIAM SMITH**, Executor, c/o Carroll Law Offices, P.O. Box 604, Somerset, PA 15501. No. 421 Estate 2017.  
**WILLIAM R. CARROLL**, Esquire  
Carroll Law Offices  
P.O. Box 604  
Somerset, PA 15501 91

## NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN pursuant to the provisions of Sections 311 of Act 1986-295 (54 P.A.C.S. Section 311), effective March 16, 1983, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 10, 2009, of an application for registration to conduct business in Somerset County, Pennsylvania, under the assumed or fictitious name, style or designation of **TOURING AMERICA'S**

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**COUNTY AND BEYOND**, with its principal place of business at 359 Market Street, Rockwood, Pennsylvania, 15557. The name and address of the entity owning said business is Delores Jean Hendershot, 359 Market Street, Rockwood, Pennsylvania, 15557.

MARCI L. MILLER, Esquire

214 East Union Street

Somerset, PA 15501 91

## 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 P.A.C.S.A. § 311(g), of the filing in the Department of State at Harrisburg, Pennsylvania, on October 23, 2017, of an application for conducting business under the assumed or fictitious name of **UIS LABS**, with its principal place of business at 128 North Center Avenue, Somerset, Pennsylvania, 15501; the name and address of the person owning or interested in said business is Sean Slane, 130 Charlotte Avenue, North Huntingdon, Pennsylvania, 15642.

MATTHEW G. MELVIN, Esq. Solicitor  
Barbera, Clapper, Beener, Rullo, &  
Melvin, LLP 91

## 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, NOVEMBER 17, 2017**

**1:30 P.M.**

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

U. S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. **AMY M. BAER F/K/A AMY M. SCHARDT**  
DOCKET NO.: 2017-50244

PROPERTY OF: Amy M. Baer f/k/a Amy M. Schardt

STREET ADDRESS: 351 Meyers Avenue, Meyersdale, PA 15522 and Lot/outbuilding located adjacent to 351 Meyers Avenue, Meyersdale, PA 15522

IMPROVEMENTS THEREON:

Residential Dwelling and lot with outbuilding.

BRIEF DESCRIPTION OF

PROPERTY: 2 sty vinyl ho att gar and lot being 0.138 acres

RECORD BOOK: 2238 Page 985

TRACT NO. 1: Property ID #:

260002510 (Residence)

TRACT NO. 2: Property ID #:

260002520 (Lot/Outbuilding)

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 1, 2017**

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

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must be in cash or certified funds, and the balance, in like funds, shall be paid before

**NOVEMBER 27, 2017**

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 91

## **NOTICE SHERIFF'S SALE**

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CAPTION OF CASE: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES vs. **CAROL JO FERGUSON A/K/A CAROL-JO T. FERGUSON, JOSEPH M. CALVERLEY, KEVIN M. CALVERLEY AND TIMOTHY M. CALVERLEY**

DOCKET NO: 150 Civil 2015

PROPERTY OF: Joseph M. Calverley, Kevin M. Calverley, Timothy M. Calverley and Carol Jo Ferguson a/k/a Carol-Jo T. Ferguson

LOCATED IN: Allegheny Township, County of Somerset

STREET ADDRESS: 9060 Lincoln Highway, Central City, PA 15926

BRIEF DESCRIPTION OF PROPERTY: All that certain lot or piece of ground situate in Allegheny Township, County of Somerset, and Commonwealth of Pennsylvania

IMPROVEMENTS:  
a Residential Dwelling

RECORD BOOK:

Volume 2430 Page 858

TAX ASSESSMENT NUMBER:

Map No.: 030000910

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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.

U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. **JOANN MOORCROFT**

DOCKET NO: 71 CIVIL 2017  
PROPERTY OF: Joann Moorcroft  
STREET ADDRESS: 332 S. Center Avenue, Somerset, PA 15501  
IMPROVEMENTS THEREON:  
Residential Dwelling  
BRIEF DESCRIPTION OF  
PROPERTY: 2 sty br ho gar; 0.15 acres  
RECORD BOOK: 2571, page 679  
TAX ID NUMBER: 410016730

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

BRANCH BANKING AND TRUST COMPANY v. **VIVIAN R. NOON, KNOWN SURVIVING HEIR OF DAVID R. NOON AND UNKNOWN SURVIVING HEIRS OF DAVID R. NOON**

PROPERTY OF: Vivian R. Noon, Known Surviving Heir of David R. Noon and Unknown Surviving Heirs of David R. Noon

DOCKET NUMBER: 703 Civil 2016  
LOCATED IN: the Borough of Windber, County of Somerset, and Commonwealth of Pennsylvania  
STREET ADDRESS: 1106 Cambria Avenue, Windber, Pennsylvania 15963  
BRIEF DESCRIPTION: One Parcel  
RECORD BOOK:

Volume 2277, Page 416  
THE IMPROVEMENTS THEREON  
ARE: Residential Dwelling  
TAX I.D. NUMBER: 500012440

ALL PARTIES INTERESTED and claimants are further notified that a

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**SOMERSET TRUST COMPANY vs.  
PENNSYLVANIA ENERGY  
PARTNERS, LLC**

DOCKET NO: 673 Civil 2016

PROPERTY OF: Pennsylvania Energy Partners, LLC

LOCATED IN: Somerset Borough  
STREET ADDRESS: 139-141 E.  
Union Street, Somerset, PA 15501

BRIEF DESCRIPTION OF  
PROPERTY: Pt Lot BNG 0.17A, 2  
STY BR OFFICE BLDG

IMPROVEMENTS THEREON:

Commercial Building

RECORD BOOKVOLUME:

2239, Page 618

TAX ID NUMBER: 410052390

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. **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**

DOCKET NUMBER: 420-CIVIL-2016  
PROPERTY OF: David W. Short and Leo T. Short

LOCATED IN: Somerset Borough  
STREET ADDRESS: 428 West Union Street, Somerset, PA 15501-1546

BRIEF DESCRIPTION OF PROPERTY: All that certain piece or parcel of land situate in the Borough of

Somerset, County of Somerset and Commonwealth of Pennsylvania  
**IMPROVEMENTS THEREON:**  
Residential Dwelling  
**RECORD BOOK VOLUME:**  
760, Page 709  
**TAX ASSESSMENT NUMBER:**  
410022480

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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.

CAPTION OF CASE: J.P. MORGAN MORTGAGE ACQUISITION CORP. v. **KEITH L. WEBB**

DOCKET NUMBER: 632-CIVIL-2016

PROPERTY OF: Keith L. Webb

LOCATED IN: Township of Somerset, County of Somerset, Pennsylvania

STREET ADDRESS: 117 Forward Boulevard, Somerset, PA 15501

BRIEF DESCRIPTION OF PROPERTY:

IMPROVEMENTS:

Residential Dwelling

RECORD BOOK:

Book 2472, Page 409

TAX ASSESSMENT NUMBER: 420027120

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CAPTION OF CASE: NATIONSTAR MORTGAGE LLC v. **CHAD T. YOUNKIN AND KELLY SUE YOUNKIN**

DOCKET NUMBER: 2017-50089

PROPERTY OF: Chad T. Younkin and Kelly Sue Younkin

LOCATED IN: Borough of Rockwood, County of Somerset, Pennsylvania

STREET ADDRESS: 525 Broadway Street, Rockwood, PA 15557

BRIEF DESCRIPTION OF PROPERTY:

All that certain lot of ground situate in the Borough of Rockwood, Somerset County, Pennsylvania, lying on the north side of Broadway St., fronting on said street 50 feet, and extending back northward of equal width throughout a distance of one hundred fifty feet to an alley; bounded on the North by an alley; on the East by an alley and on the West by lot now or formerly of Minerva Conway, being the 6<sup>th</sup> lot east of Chestnut St.

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IMPROVEMENTS:  
Residential Dwelling  
RECORD BOOK:  
Book 1855, Page 517  
TAX ASSESSMENT NUMBER:  
360006600

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## **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 December 15, 2017.

THIS action taken under Rule 230.2 of the Pennsylvania Rules of Civil Procedure governing inactive cases.  
ANGIE SVONAVEC  
Somerset County Prothonotary

1. 30 Divorce 2013  
Heather (Raley) McNabb  
Vs  
Darryl A. McNabb  
Plaintiff's Counsel: Steven L. Miller, Esq.  
Defendant's Counsel: n/r
2. 430 Civil 2013  
Tammy Emerick  
Vs  
Thomas L. Keller  
Plaintiff's Counsel: n/r  
Defendant's Counsel: Patrick Svonavec, Esq.
3. 18 Civil 2015  
Credit Acceptance Corporation  
Vs  
Stephanie L. Feathers and John W. Feathers, Jr.  
Plaintiff's Counsel:  
Frederic Weinberg, Esq.

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Defendant's Counsel: n/r

4. 39 Civil 2015

Citifinancial Servicing, LLC

Vs

Richard H. Berry and Debra A. Berry

a/k/a Debra Berry

Plaintiff's Counsel: Robert Williams, Esq.

Richard's Counsel: Jon McKechnie, Esq.

Debra's Counsel: n/r

5. 387 Civil 2015

CACH, LLC

Vs

Cynthia L. Baer

Plaintiff's Counsel: Lynn Taber, Esquire

Defendant's Counsel: n/r

6. 398 Civil 2015

First National Bank of PA

Vs

John Roswell Shinew a/k/a J.Ross

Shinew and Sandra L. Shinew

Plaintiff's Counsel: Denver E. Wharton, Esq.

John's Counsel: Lisa A. Barndt, Esq.

Sandra's Counsel: n/r

7. 429 Civil 2015

First National Bank of PA

Vs

Kenneth E. Gathagan

Plaintiff's Counsel: Denver E. Wharton, Esq.

Defendant's Counsel: n/r

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