

SOMERSET LEGAL JOURNAL

FIRST PUBLICATION

Estate of **BERNARD F. RUNTZ**, deceased, late of Conemaugh Township, Somerset County, PA. CAROL LASKY, Executrix, 3144 Penn Avenue, Boswell, Pennsylvania 15531. No. 2016-00491.

WILLIAM E. SEGER, Esquire
423 Park Place
Windber, PA 15963 50

SECOND PUBLICATION

Estate of **JANET WILCOX** a/k/a **JANET L. WILCOX**, deceased, late of Milford Township, Somerset County, Pennsylvania. LISA A. KREGER, Executrix, 1080 Humbert Road, Markleton, PA 15551.

Estate File No. 56-16-00493.
JAMES B. COURTNEY, Esq., Attorney
142 North Court Avenue
Somerset, PA 15501 49

THIRD PUBLICATION

Estate of **RUTH E. BARKLEY** a/k/a **RUTH BARKLEY**, deceased, late of Somerset Township, Somerset County, Pennsylvania. SHARON A. RITENOUR, 228 Lavansville Road, Somerset, PA 15501, ROBERT A. BECKNER, 619 Sportsman Road, Somerset, PA 15501, Executors. No. 486 of 2016.

ROBERT I. BOOSE, II, Esquire
203 West Union Street, Suite 100
Somerset, PA 15501
(814) 443-0793 48

Estate of **JUDITH N. FLICKNER**, deceased, late of Central City Borough, Somerset County, Pennsylvania. No. 56-16-00479. RICK FLICKNER, Executor, c/o James A. Horchak, Esquire, QuatriniRafferty,

550 E. Pittsburgh Street, Greensburg, PA 15601.

(724) 837-0080
JAMES A. HORCHAK, Esquire
Attorney for the Estate of Judith N. Flickner QuatriniRafferty, P.C.
550 East Pittsburgh Street
Greensburg, PA 15601 48

Estate of **FRANK STEPHEN STAWECKI** a/k/a **FRANK S. STAWECKI**, deceased, late of Central City Borough, Somerset County, PA. FRANK T. STAWECKI, Executor, 385 Shawnee View Road, Central City, PA 15926.

No. 56-16-00494.
MATTHEW R. ZATKO, Esquire
202 East Union Street
Somerset, PA 15501 48

BANKRUPTCY AUCTION SALE *In re Geiger Development Inc.,*

CASE NO. 16-70427 (Bankr. W.D. Pa)

SALE HEARING: JANUARY 24, 2017 at 10:00AM

PROPERTY TO BE SOLD: Approx. 535 acres of undeveloped land located at or around 153 Green Acres Road, Somerset, PA 15501. Subject to environmental obligations.

Contact fguadagnino@mcguirewoods.com for price information

A Notice of Sale Containing Additional Information Can Be Found By Searching the Case Number in the Bankruptcy Court's Electronic Access to Sales Information System at <http://www.pawb.uscourts.gov/electronic-access-sales-information-easi>

MCGUIREWOODS LLP
EQT Plaza
625 Liberty Avenue 23rd Floor
Pittsburgh, PA 15222-3142 49

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NOTICE OF INCORPORATION

NOTICE IS HEREY GIVEN that a Certificate of Organization Domestic Limited Liability Company was filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania, on December 9, 2016, for the purpose of obtaining a Certificate of Organization for a limited liability company organized under the Limited Liability Law of 1994 (15 PA S. C. S. A. Section 8901 et seq.) The name of the limited liability company is **MEYERSDALE TOWNHOUSES LLC** with its principal office at 126 Wilow Street, Meyersdale, Pennsylvania 15552. The purpose for which the limited liability company is organized is to conduct any and all business permitted under the said Limited Liability Law of the Commonwealth of Pennsylvania.
ROBERT I. BOOSE, II, Esquire 48

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Somerset County Deed Book Book Volume 2088, page 481.

SAID SALE to be held at the Somerset County Courthouse, Front Entrance, 111 E. Union Street, Somerset, PA 15501 at **10:00 a.m.** prevailing standard time, on January 19, 2017.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map

No. S12-032-030-00 recorder in Somerset County, Pennsylvania. Seized and taken in execution as the property of **MARGARET E. DARR** at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action N. 3:16-cv-00125.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional

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information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

KNOX McLAUGHLIN GORNALL & SENNETT, P.C. 48

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: **RICHARD HOCHARD**, the taxing authorities of Somerset Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from UMH Properties Inc. 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: Richard Hochard
ADDRESS: 436 South Kimberly Ave., Somerset PA 15501
GRANTOR: (New)
LOCATION OF PROPERTY: Somerset Township #42-0-087690
DESCRIPTION OF PROPERTY: LL

Somerset Estates, Ho Tr-TS 14713
BID AMOUNT: \$347.00

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 February 27, 2017, 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
PAMELA J. O'KINSKY, Director 48

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 B. & CARRIE A. MICHELS**, the taxing authorities of Somerset Borough, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Clarence Norris, an offer to purchase the property below described and designated for the amount listed,

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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 B. & Carrie A. Michels
ADDRESS: 1115 Grandview Ave., Somerset, PA 15501
GRANTOR: Susan E. Atherton
LOCATION OF PROPERTY: Somerset Borough #41-0-009530
DESCRIPTION OF PROPERTY: PT Lots 6, 7 Being 0.15381 A-TS 14838-1 Sty Fr Ho Gar
BID AMOUNT: \$395.50

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 February 27, 2017, 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
PAMELA J. O'KINSKY, Director 48

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, 2017
1:30 P.M.**

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

CITIZENS BANK, N.A. F/K/A RBS
CITIZENS, N.A. vs. **DAVID A. GOFF**
DOCKET NUMBER: 139 CIVIL 2016
PROPERTY OF: David A. Goff
LOCATED IN: Somerset Township
STREET ADDRESS: 116 Birch Road, Addison, PA 15411

BRIEF DESCRIPTION OF PROPERTY: All the following described lot or parcel of land, situate in Addison Township, lying and being in the development of Lake Youghiogheny Estates, County of Somerset and State of Pennsylvania.
IMPROVEMENTS: Erected thereon
RECORD BOOK VOLUME:

2346 Page 497

TAX NO. #02-0-000600

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, 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

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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, 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 48

NOTICE SHERIFF'S SALE

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FRIDAY, JANUARY 20, 2017

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. successor by merger to BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP v.

KENNETH R. LOWERY, JR.

DOCKET NUMBER: 543 CIVIL 2014

PROPERTY OF: Kenneth R. Lowery, Jr.

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

STREET ADDRESS: 201 Kimmelton Road, Stoystown, PA 15563

BRIEF DESCRIPTION OF PROPERTY: ALL THAT CERTAIN lot or parcel of ground situate in the Township of Quemahoning, County of

Somerset and Commonwealth of Pennsylvania, being bound and described as follows, to wit:

IMPROVEMENTS: Residential Dwelling
RECORD BOOK: Book Page 2072/601

TAX ASSESSMENT NUMBER:

350011060

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

JANUARY 27, 2017

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BRADLEY D. CRAMER, Sheriff 48

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**FRIDAY, JANUARY 20, 2017
1:30 P.M.**

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

CIT BANK, N.A. v. PENNY S. MARTIN, EXECUTOR of the ESTATE of EDWARD C. NACE

PROPERTY OF: Penny S. Martin,
Executor of the Estate of Edward C. Nace
DOCKET NUMBER: 18 CIVIL 2016
LOCATED IN the Borough/Township
of Borough of Addison, County of
Somerset, and Commonwealth of
Pennsylvania

STREET ADDRESS: 748 Main Street,
Addison, Pennsylvania 15411

BRIEF DESCRIPTION: One Parcel

RECORD BOOK: 1679/456

THE IMPROVEMENTS THEREON
ARE: Residential Dwelling

TAX I.D. NUMBER: 010000490

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

JANUARY 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 48

NOTICE SHERIFF'S SALE

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FRIDAY, JANUARY 20, 2017

1:30 P.M.

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

CAPTION OF CASE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. JAMI A. OAKS
DOCKET NUMBER: 310 CIVIL 2015

PROPERTY OF: Jami A. Oaks
LOCATED IN: Conemaugh Township,
County of Somerset, Pennsylvania

STREET ADDRESS: 4565 Somerset
Pike, Hollsopple, PA 15935

BRIEF DESCRIPTION OF
PROPERTY: All those certain parcels
or lots of land situate in Conemaugh
Township, Somerset County,
Pennsylvania, bounded and described
as follows:

IMPROVEMENTS: Residential Dwelling
RECORD BOOK: Book Page 2348/244

TAX ASSESSMENT NUMBER:
120027790 & 120041270

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

JANUARY 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 48