

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

ELIZABETH ANN FAY ESTATE, deceased, late of Meyersdale Borough, Somerset County, PA. JODI LOWREY, Executrix, 169 Drum Avenue, Somerset, PA 15501. Phone: 814-233-5592.

Estate No. 56-16-00394.

C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702

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VIOLET M. JOHNSON ESTATE, deceased, late of Middlecreek Township, Somerset County, PA. FRED R. JOHNSON, Executor, 125 Thicket Creek Trail, Ponte Vedra, FL 32081. Phone: 321-312-7822.

Estate No. 56-16-00392.

C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702

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MARGARET METZ OGLE ESTATE, deceased, late of Somerset Borough, Somerset County, PA. Co-Executors: PNC BANK, N.A., SHARON L. WHITNEY, VP, The Tower at PNC Plaza, 300 Fifth Avenue, Pittsburgh, PA 15222

OR

JAMES E. OGLE IV, 606 Olympia

Road, Pittsburgh, PA 15211.

Estate No. 56-16-00388.

C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047

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Estate of **JACK L. SHRECKENGOST** a/k/a **JACK SHRECKENGOST**, deceased, late of Somerset Township, Somerset County, Pennsylvania. DEBRA A. DAVIS, Executor, 126 Welsh Hill Road, Friedens, Pennsylvania 15541.

No. 413 of 2015.

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

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Estate of **JOHN H. SMITH** a/k/a **JOHN SMITH**, deceased, late of Meyersdale Borough, Somerset County, Pennsylvania. Larry L. Smith, Executor, 687 Fike Hollow Road, Meyersdale, Pennsylvania 15552.

No. 365 of 2016.

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

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SECOND PUBLICATION

Estate of **DONALD L. FIKE**, deceased, late of Addison Township, Somerset County, PA. Co-Executors: TRACY L. WILBURN, 551 Flat Rock Road, Markleysburg, PA 15459, ANNIE J. REAM, 2272 Whites Creek Road, Confluence, PA 15424.

Estate No. 56-16-00376.

C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047

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Estate of **DANIEL A. KOHUT**, deceased, late of Indian Lake Borough, Somerset County, Pennsylvania. **MANDY L. KOHUT**, Administratrix, 112 Pin Oak Lane, Jeannette, PA 15644. No. 363 Estate 2016. **LOIS WITT CATON**, Esquire Fike, Cascio & Boose P.O. Box 431 Somerset, PA 15501 36

Estate of **ANNA MARY MARKER** a/k/a **ANNA M. MARKER**, deceased, late of Black Township, Somerset County, Pennsylvania. Co-Executors: **JAMES C. MARKER, JR.**, 466 Sipesville Road, Somerset, PA 15501 and **LINDA D. SABATELLA**, 170 Heron's Nest Lane, St. Augustine, FL 32080. No. 367 Estate 2016. **JAMES R. CASCIO**, Esquire Fike, Cascio & Boose P.O. Box 431 Somerset, PA 15501 36

Estate of **GLEN E. MILLER**, deceased, late of Confluence Borough, Somerset County, PA. Co-Executors: **DONALD R. MILLER**, 843 Oden Street, Confluence, PA 15424 and **RICHARD E. MILLER**, 613 Meyers Street, Confluence, PA 15424. Estate No. 56-16-00384. **C. GREGORY FRANTZ**, Esquire Attorney for Estate 118 West Main Street, Ste 304 Somerset, PA 15501-2047 36

Estate of **CLYDE I. WARE**, deceased, late of Quemahoning Township, Somerset County, PA. **LORRIE D. WARE**, Executrix, 585 Old Lincoln Highway, Stoystown, PA 15563. Estate No. 56-16-00379. **C. GREGORY FRANTZ**, Esquire Attorney for Estate 118 West Main Street, Ste 304 Somerset, PA 15501-2047 36

THIRD PUBLICATION

No Estates

IN THE COURT OF COMMON
PLEAS OF SOMERSET COUNTY,
PENNSYLVANIA

DOUGLAS W. HILLARD,
Administrator, **GERALD N.**
HILLARD ESTATE,
Plaintiff

v.

AVONELLE SHIPLEY, Heirs and
Assigns,
Defendant

Quiet Title Action

No. 510 Civil 2016

NOTICE

**TO: AVONELLE SHIPLEY, her
heirs and assigns:**

You are hereby notified that Douglas W. Hilliard, Administrator of the Estate of Gerald M. Hilliard, filed his Complaint at No. 510 Civil 2016 in the Court of Common Pleas of Somerset County, Pennsylvania, in an Action to Quiet Title wherein it is alleged that Gerald M. Hilliard is the owner in possession of a certain tract of land situate in Confluence Borough, Somerset County, Pennsylvania, and more particularly bounded and described as follows:

ALL those six certain lots of ground in Confluence Borough, Somerset County, Pennsylvania, known and numbered as Lots No. One, Two, Three, Four, Five and Six in Block Number Twenty-two, more particularly bounded and described as

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follows:

Each fronting twenty-four feet on a street and public road leading from Confluence to Draketown and extending back at right angles to the Baltimore and Ohio Railroad's right of way 121 feet.

The Complaint asks the Court to decree that title to said real estate is in the plaintiff and to enjoin the defendant and her heirs and assigns, from setting up any title to said real estate and from impeaching, denying, or in any way attacking the plaintiff's title to the same.

You are hereby notified that you have been sued in court. If you wish to defend against the claims set forth in the Complaint and in the within advertisement, you must take action within twenty (20) days after the last advertisement of this notice by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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). THIS OFFICE CAN

PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA LAWYERS
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
TELEPHONE (800) 692-7375

VINCENT J. ROSKOVENSKY, II
Attorney for Plaintiff 35

IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF
PENNSYLVANIA

In re:

Somerset Regional Water Resources,
LLC,

Debtor

Charles O. Zebbley, Trustee,

Movant.

v.

Somerset Trust Company,
Murraysville Machinery Company,
LLC, Somerset County
Treasurer/Tax Claim Bureau,
Somerset Township Tax Collector,

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and Somerset Area School District,

Respondents.

Case No.: 15-70766 JAD

Chapter 7

Document No.: ____

Hearing Date and Time: October 20,
2016, at 10:00 a.m.

**NOTICE OF NON-EVIDENTIARY
HEARING WITH RESPONSE
DEADLINE ON MOTION TO SELL
3034 STUTZMANTOWN ROAD,
SOMERSET, PENNSYLVANIA
FREE AND CLEAR OF LIENS,
CLAIMS, ENCUMBRANCES AND
INTERESTS**

**TO THE RESPONDENTS AND ALL
CREDITORS AND PARTIES IN
INTEREST:**

You are hereby notified that the above Plaintiff seeks an order to sell the estate's interest in real property in which respondents may have an interest.

Property to be sold: 3034
Stutzmantown Road, Somerset,
Pennsylvania, Tax Parcel
Identification No. 42-0-014410.

Initial Offeror: Thaddaeus A. Wolfe

Initial Offer: \$75,000, with \$1,000 paid as hand money at the time the Agreement of Sale is fully executed. Upon removal of a financing contingency Buyer will pay an additional deposit of \$1,500. Balance due at closing. Each party pays his own expenses.

Terms of Sale: The time of closing will be within 45 days from the date of the

court order approving the sale.

The sale of the Property will be free and clear of liens, claims, interests, and encumbrances, and will be conveyed upon Court approval by the Trustee via special warranty deed, with no representations or warranties other than with respect to ownership and Trustee's authority to convey the Property.

Buyer will pay all realty transfer taxes applicable to this sale, and will bear any and a realtor's commission of 6% together with all closing costs, including cost of lien letters and the settlement agent's fees and expenses. Other than the municipal liens and the applicable real estate taxes, which the parties will prorate as of the time of closing on a fiscal year basis, no other costs of closing will appear on the Seller's side of the closing statement.

Time is of the essence.

Contact: Charles O. Zebley, Jr.,
Trustee, P.O. Box 2124, Uniontown,
Pennsylvania, 15401, (724) 439-9200,
for information, terms and conditions,
or to examine property.

Responses and objections shall be filed and served by October 11, 2016. In addition to parties required to be served, responses and objections shall be filed on the trustee, initial offeror of the objection at least two (2) business days prior to the hearing. Higher or better bids are not an objection to the motion. If respondents fail to timely respond, the motion may be granted without a hearing.

**A hearing will be held on October
20, 2016, at 10:00 a.m. before Judge
Deller in Court Room B, Penn**

Traffic Building, First Floor, 319 Washington Street, Johnstown, PA 15901. (Video Conferencing will be available in Courtroom D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219.) The court will entertain higher and better offers at the hearing.

Requests for information regarding subject real estate should be directed to the undersigned.

ZEBLEY MEHALOV & WHITE, P.C.

Dated: September 22, 2016

BY /s/ Charles O. Zebley, Jr.
Charles O. Zebley, Jr., Trustee
PA I.D. No. 28980
Zebley Mehalov & White, P.C.
P.O. Box 2124

Uniontown, PA 15401
(724) 439-9200

Email: COZ@ZebLaw.com 35

**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, OCTOBER 21, 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. WAYNE F. BOWERS and BETTY A. BOWERS, husband and wife

DOCKET NUMBER: 690 Civil 2015
PROPERTY OF: Wayne F. Bowers and Betty A. Bowers

LOCATED IN: Somerset Township

STREET ADDRESS: 2221 Stoystown Road, Friedens, PA 15541

BRIEF DESCRIPTION OF

PROPERTY: 1 ½ STY FR HO.

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1992 Page 523

TAX ASSESSMENT NUMBER:

42-0-002420

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

NOVEMBER 4, 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

OCTOBER 28, 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 35

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**FRIDAY, OCTOBER 21, 2016
1:30 P.M.**

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

JPMORGAN CHASE BANK, N.A.
s/b/m CHASE HOME FINANCE
LLC, s/b/m to CHASE
MANHATTAN MORTGAGE
CORPORATION v. **JAY A. JAMES,
TYLOR E. MARTZ**

DOCKET NUMBER:

113-CIVIL-2016

PROPERTY OF: Jay A. James and
Tylor E. Martz

LOCATED IN: Fairhope Township
STREET ADDRESS: 109 Palmer
Street, Fairhope, PA 15538

BRIEF DESCRIPTION OF
PROPERTY: Lot and Plan Book
Volume Number Lot 3A and
150000090

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1930 Page 516

TAX ASSESSMENT NUMBER(S):

150000090

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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-TERMS OF THE SALE-

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

THE BANK OF NEW YORK
MELLON AS TRUSTEE FOR
NATIONSTAR HOME EQUITY
LOAN TRUST 2007-A vs. **LISA A.
JUNE A/K/A LISA JUNE**

DOCKET NUMBER: 2016-50008

PROPERTY OF: Lisa A. June, no
marital status shown

LOCATED IN: Township of Somerset
STREET ADDRESS: 115 Klondike
Road, Friedens, PA 15541

BRIEF DESCRIPTION OF

PROPERTY: Lot of Ground

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1769 Page 779

TAX ASSESSMENT NUMBER:

42-0-026860, 42-0-026870

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution

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

NOVEMBER 4, 2016

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BRADLEY D. CRAMER, Sheriff 35

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**FRIDAY, OCTOBER 21, 2016
1:30 P.M.**

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA v. **JEFFREY L. KOZUCH, CHRISTY A. KOZUCH**
DOCKET NUMBER:

712-CIVIL-2015

PROPERTY OF: Jeffrey L. Kozuch and Christy A. Kozuch

LOCATED IN: Shade Township
STREET ADDRESS: 146 B Street,
Stoystown, PA 15563-8536

BRIEF DESCRIPTION OF
PROPERTY: Lot and Plan Book
Volume Number 479

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2011 Page 206

TAX ASSESSMENT NUMBER(S):
390013810

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

NOVEMBER 4, 2016

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-TERMS OF THE SALE-

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OCTOBER 28, 2016

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BRADLEY D. CRAMER, Sheriff 35

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SOMERSET LEGAL JOURNAL

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, OCTOBER 21, 2016

1:30 P.M.

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

CAPTION OF CASE:
NATIONSTAR MORTGAGE LLC
vs. **MARIA T. SLATER AND
STEVEN R. SLATER**

DOCKET NO: 469 Civil 2015

PROPERTY OF: Maria T. Slater and
Steven R. Slater

LOCATED IN: Jefferson Township,
County of Somerset

STREET ADDRESS: 1366

Indiantown Road, Somerset, PA
15501

BRIEF DESCRIPTION OF
PROPERTY: ALL THAT CERTAIN
lot or piece of ground situate in
Jefferson Township, County of
Somerset, and Commonwealth of
Pennsylvania

IMPROVEMENTS:

A Residential Dwelling

RECORD BOOK:

VOLUME 1802 PAGE 971

TAX ASSESSMENT NUMBER:

Map No. 20054620

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

NOVEMBER 4, 2016

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accordance with the schedule unless
exceptions are filed thereto within ten
(10) days thereafter.

-TERMS OF THE SALE-

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or One Thousand (\$1,000.00) Dollars

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OCTOBER 28, 2016

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BRADLEY D. CRAMER, Sheriff 35

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Writ of Execution the following of
which is a summary.

DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
FOR THE CERTIFICATEHOLDERS
OF THE FIRST FRANKLIN
MORTGAGE LOAN TRUST 2005-
FFH3, ASSET-BACKED
CERTIFICATES, SERIES 2005-FFH3
vs. **AUGUST J. SOTTILE III**

DOCKET NUMBER: 2014-50366

PROPERTY OF: August J. Sottile III

LOCATED IN: Township of

Conemaugh

STREET ADDRESS: 583 Tire Hill
Road, Johnstown, PA 15905

BRIEF DESCRIPTION OF

PROPERTY: 2 STY BR & FR HO
PAV

IMPROVEMENTS THEREON:

Residential Dwelling
RECORD BOOK VOLUME:
1833 Page 923
PROPERTY ID: 120020580

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

NOVEMBER 4, 2016

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