

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 **LANDSMAN, MILDRED L.** a/k/a **MILDRED**, deceased, late of Somerset Township, Somerset County, PA. **LAMARSHA TIRKO**, Co-Executor, 1776 Stoystown Road, Friedens, PA 15541. Phone: 814-443-2064, **GARY BRANTLEY**, Co-Executor, 14 Legacy Court, Freehold, NJ 07728. Phone: 732-580-3958. Estate No. 56-18-00066.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste 304
Somerset, PA 15501-2047
Phone: 814-445-4702 109

Estate of **JOHN R. SCHMUCKER** a/k/a **JOHN SCHMUCKER** a/k/a **JOHN RAYMOND SCHMUCKER**, deceased, late of Jenner Township, Somerset County, Pennsylvania. **PAMELA SHUBIK**, 116 E. Meadow Street, Stoystown, Pennsylvania 15563, **MARK SCHMUCKER**, 7503 Meadow Run Lane, Sachse, Texas 75048, Executors. No. 62 of 2018.
ROBERT I. BOOSE, II, Esquire
203 West Union Street, Suite 100
Somerset, PA 15501
(814) 443-0793 109

Estate of **OSCAR L. STEINLY**, deceased, late of Berlin Borough, Somerset County, Pennsylvania.

WAYNE STEINLY, Executor, 768 Grandview Ave., Rockwood, PA 15557. Estate No. 77 of 2018.
ATTORNEY MARCI L. MILLER
214 East Union Street
Somerset, PA 15501 109

SECOND PUBLICATION

Estate of **BETTY L. LUDY** a/k/a **BETTY LUDY**, deceased, late of Brothersvalley Township, Somerset County, Pennsylvania. **KRISTINE A. DAY**, Executrix, 232 Chestnut Lane, Meyersdale, Pennsylvania 15552. No. 56-18-00047.
PATRICK P. SVONAVEC, Esquire
Barbera, Melvin, Svonavec & Sperlazza, LLP, Attorney
146 West Main Street
Somerset, PA 15501 108

Estate of **MARIE A. MATHERS**, deceased, late of Meyersdale Borough, Somerset County, Pennsylvania. **PETER HOUSEL, JR.**, Executor, 7288 Mount Davis Road, Meyersdale, PA 15552. Estate No. 63 of 2018.
ATTORNEY MARCI L. MILLER
214 East Union Street
Somerset, PA 15501 108

Estate of **STEMPORA, DEBRA A.** a/k/a **DEBRA**, deceased, late of Confluence Borough, Somerset County, PA. **MICHELLE BYRD**, Administratrix, 3145 Jersey Hollow Road, Confluence, PA 15424. Phone: 724-323-2019. Estate No. 56-18-00058.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste. 304
Somerset, PA 15501-2047
Phone: 814-445-4702 108

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THIRD PUBLICATION

Estate of **JOSEPH J. BEDNAR**, deceased, late of Central City Borough, Somerset County, Pennsylvania. **STEVE J. PALYA**, Executor, 1636 Lambertsville Road, Stoystown, Pennsylvania 15563. No. 346 Estate 2017. **DAVID J. FLOWER**, Attorney
Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **MICHAEL J. BEDNAR**, deceased, late of Shade Township, Somerset County, Pennsylvania. **PATRICIA A. BEDNAR FOLTZ**, Executor, 235 Rock Cut Road, Central City, Pennsylvania 15926. No. 14 Estate 2018. **DAVID J. FLOWER**, Attorney
Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **CHRISTINA E. BOWMAN** a/k/a **CHRISTINE E. BOWMAN**, deceased, late of Larimer Township, Somerset County, Pennsylvania. **DEBRA MCKENZIE**, 1196 Deal Road, Meyersdale, Pennsylvania, 15552, **RODNEY L. BOMAN**, 40 Bittinger Road, Swanton, Maryland 21561, Executors. No. 039 Estate 2018. **DAVID J. FLOWER**, Attorney
Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **GEORGE EDGAR**, deceased, late of Salisbury Borough, Somerset County, Pennsylvania. **WILLIAM D. EDGAR**, Executor, 6601 Wake Forest Road, Fayetteville, North Carolina 21550. No. 505 Estate 2015. **DAVID J. FLOWER**, Attorney

Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **CURTIS R. HAER** a/k/a **CURTIS R. HAER, JR.**, deceased, late of Somerset Township, Somerset County, Pennsylvania. **SANDY L. HAER**, Administratrix, 145 Mostoller Road, Somerset, Pennsylvania 15501. No. 530 Estate 2017. **DAVID J. FLOWER**, Attorney
Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **VIOLA A. HANCHARIK** a/k/a **VIOLA HANCHARIK**, deceased, late of Windber Borough, Somerset County, Pennsylvania. **MARY T. HARKCOM**, Executor, 1385 Rock Cut Road, Central City, Pennsylvania 15926. No. 029 Estate 2018. **DAVID J. FLOWER**, Attorney
Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **JOHN C. LAUER, JR.**, deceased, late of Shanksville Borough, Somerset County, Pennsylvania. **JUDITH LAUER**, Administratrix, 6610 State Road #46, Mims, Florida 32754. No. 197 Estate 2017. **DAVID J. FLOWER**, Attorney
Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **BETTY JO MANGES** a/k/a **BETTY J. MANGES** a/k/a **BETTY SETAR MANGES**, deceased, late of Central City Borough, Somerset County, Pennsylvania. **DON SCOTT BLACKBURN**, Executor, 343 Strayer Street, Central City, Pennsylvania 15926. No. 265 Estate 2017. **DAVID J. FLOWER**, Attorney

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Yelovich and Flower
166 East Union Street
Somerset, Pennsylvania 15501 107

Estate of **PAUL, TELFORD M. SR.**,
deceased, late of Shade Township,
Somerset County, PA. HARRY I.
PAUL, Executor, 1061 Rock Cut
Road, Central City, PA 15926.
Phone: 814-754-5971.

Estate No. 56-18-00055.
C. GREGORY FRANTZ, Esquire
Attorney for Estate
118 West Main Street, Ste. 304
Somerset, PA 15501-2047
Phone: 814-445-4702 107

Estate of **RUTH S. PLATT** a/k/a
VERNA RUTH PLATT, deceased,
late of Brothersvalley Township,
Somerset County, PA. ROGER L.
PLATT, Executor, 2277 Brotherton
Road, Berlin, PA 15530.
No. 18 Estate 2018.
Attorney for the Estate:
GEORGE B. KAUFMAN, Esquire
P.O. Box 284
Somerset, PA 15501 107

Estate of **SHIRLEY M. SINGER**
a/k/a **SHIRLEY SINGER**, deceased,
late of Paint Township, Somerset
County, PA. THOMAS J. SINGER,
Administrator, 1240 Seanor Road,
Windber, PA 15963. No. 2018-00051.
WILLIAM E. SEGER, Esquire
423 Park Place
Windber, PA 15963 107

Estate of **GEORGE EDWARD**
SWARTZWELDER a/k/a **GEORGE**
E. SWARTZWELDER, deceased,
late of Shade Township, Somerset
County, Pennsylvania. RICHARD L.
SWARTZWELDER, Executor, 1519
School Road, Cairnbrook,
Pennsylvania 15924, DENNIS L.
SWARTZWELDER, Executor, 252

Triple Creek Drive, Clyde, North
Carolina 28721. No. 219 Estate 2017.
JULIANNE M. KERI, Attorney
124 North Center Avenue, Suite 240
Somerset, PA 15501 107

NOTICE

TO ALL THE HEIRS OF ANDREW HOTCHKISS:

You are hereby notified that Mary Hotchkiss Benedetto has filed a Petition in the Orphans' Court Division of the Court of Common Pleas of Somerset County seeking approval of a private sale of the real estate which remains un-administered in the Estate of Andrew Hotchkiss. A Hearing has been scheduled for Monday, the 26th day of March, 2018, at 9:30 a.m., in Courtroom No. 1. Any party who opposes the sale must file written objections before the time scheduled for the hearing. A copy of the Petition can be reviewed with the records of this case in the Office of Orphans' Court at No. 390 Estate 1967, or by contacting Petitioner's attorney.

CARROLL LAW OFFICES

By: William R. Carroll, Esquire
Attorney for Petitioner
160 West Main Street, P.O. Box 604
Somerset, PA 15501
(814) 443-4096 107

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.

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**FRIDAY, MARCH 16, 2018
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, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2005-6, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-6. v. **JEFFERY R. BROADWATER, MICHELE R. BROADWATER**

DOCKET NUMBER: 495-CIVIL-2017
PROPERTY OF: Jeffery R. Broadwater and Michele R. Broadwater
LOCATED IN: Berlin Borough
STREET ADDRESS: 713 Main Street, Berlin, PA 15530-1623
BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached with the address of 713 Main Street, Berlin, PA 15530-1623 in Berlin, Somerset County, Pennsylvania
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME:
1825, Page 538
TAX ASSESSMENT NUMBER(S):
050000220

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

MARCH 30, 2018

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

MARCH 23, 2018

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 108

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**FRIDAY, MARCH 16, 2018
1:30 P.M.**

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

WELLS FARGO BANK, N.A. v. **MICHELLE BUZBY A/K/A MICHELLE L. BUZBY, in Her Capacity as Administratrix and Heir of THE ESTATE OF DENNIS L. MOORE A/K/A DENNIS MOORE, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under DENNIS L. MOORE, A/K/A DENNIS MOORE, DECEASED**

DOCKET NUMBER: 257-CIVIL-2017
PROPERTY OF: Michelle Buzby a/k/a Michelle L. Buzby and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dennis L. Moore, a/k/a Dennis Moore, Deceased
LOCATED IN: Somerset Township

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STREET ADDRESS: 502 Mostoller Road, Somerset, PA 15501-8310
BRIEF DESCRIPTION OF PROPERTY: All that certain with the address of 502 Mostoller Road, Somerset, PA 15501-8310 in Somerset, Somerset County, Pennsylvania
IMPROVEMENTS THEREON: Residential Dwelling
RECORD BOOK VOLUME: 1957, Page 272
TAX ASSESSMENT NUMBER(S): 420047040

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

MARCH 30, 2018

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

MARCH 23, 2018

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 108

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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, MARCH 16, 2018
1:30 P.M.**

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

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION vs.

CHRISTOPHER CANONICO

DOCKET NUMBER: 467 CIVIL 2017

PROPERTY OF: Christopher Canonico

LOCATED IN: Rockwood Borough

STREET ADDRESS: 431 Main Street,

Rockwood, PA 15557

BRIEF DESCRIPTION OF PROPERTY:

2 STY FR HO GAR

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1961, Page 1057

PROPERTY ID: 360000390

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

MARCH 30, 2018

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

MARCH 23, 2018

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time of sale will be used to defray additional costs incurred thereby.
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All the real property described in the Writ of Execution the following of which is a summary.

SECURITYNATIONAL MORTGAGE COMPANY vs. **GABRIELLA P. GERMINARO AND SABRINA S. MOSCATIELLO**

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 0.07 Acres
IMPROVEMENTS: Condominium Approx 1538 Sq feet
RECORD BOOK AND VOLUME: Book 2482, Page 276
TAX ASSESSMENT NUMBER: 270020900

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

MARCH 30, 2018

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

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**FRIDAY, MARCH 16, 2018
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. v. **DAVID E. LUSCHER A/K/A DAVID LUSCHER**

DOCKET NUMBER: 428-CIVIL-2017
PROPERTY OF: David E. Luscher a/k/a David Luscher

LOCATED IN: Conemaugh Township
STREET ADDRESS: 197 Keafer Hill Road, a/k/a 197 Keifer Hill, Johnstown, PA 15905-8403

BRIEF DESCRIPTION OF PROPERTY: All that certain single family detached

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with the address of 197 Keafer Hill Road, a/k/a 197 Keafer Hill, Johnstown, PA 15905-8403 in Conemaugh, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2394, Page 848

TAX ASSESSMENT NUMBER(S):

120000680 and 120000650

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

MARCH 30, 2018

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-TERMS OF THE SALE-

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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 108

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**FRIDAY, MARCH 16, 2018
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All the real property described in the Writ of Execution the following of which is a summary.

WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R v. **KRISTOPHER W. NEWCOMER AND DANA R. NEWCOMER**

DOCKET NUMBER: 572 CIVIL 2016

PROPERTY OF: Kristopher W.

Newcomer and Danna R. Newcomer

LOCATED IN: Central City Borough

STREET ADDRESS: 318 North Ave,

Central City, PA 15926

BRIEF DESCRIPTION OF PROPERTY:

LOT 44 BNG 0.12 A; LOTS 41 42;

LOT 43 BNG 0.12 A

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

1815/574

PROPERTY ID NUMBER:

110002660; 110002640; 110002650

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

MARCH 30, 2018

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before

MARCH 23, 2018

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FRIDAY, MARCH 16, 2018

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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 v. **JEFFREY OWENS, SHIRLEY OWENS A/K/A SHIRLEY M. OWENS**

DOCKET NUMBER: 2016-50702

PROPERTY OF: Jeffrey Owens and Shirley Owens a/k/a Shirley M. Owens

LOCATED IN: Somerset Township
STREET ADDRESS: 217 Welsh Hill Road, Friedens, PA 15541-8329

BRIEF DESCRIPTION OF PROPERTY:

All that certain with the address of 217 Welsh Hill Road, Friedens, PA 15541-8329 in Somerset, Somerset County, Pennsylvania

IMPROVEMENTS THEREON:

Residential Dwelling

RECORD BOOK VOLUME:

2265, Page 345

TAX ASSESSMENT NUMBER(S):

420022260 and 420012130

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

CAPTION OF CASE: NATIONSTAR MORTGAGE LLC v. **BRETT A. WHITE**
DOCKET NUMBER: 2016-50547

PROPERTY OF: Brett A. White

LOCATED IN: Meyersdale Borough, County of Somerset, Pennsylvania
STREET ADDRESS: 516 Salisbury Street, Meyersdale, PA 15552

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BRIEF DESCRIPTION OF PROPERTY:

All that certain lot of ground situate in Meyersdale Borough, Somerset County, Pennsylvania, located on the West side of Salisbury Street and is numbered on the Plan of Lots in the Beachley Survey to said Borough as Lot No. 48 having a frontage of 50 feet on Salisbury Street, and extends back of equal width to an alley a distance of 150 feet, bounded on the North by an alley, South by Lot No. 47, East by Salisbury Street and on the West by an alley, on which said lot of ground there is erected a frame dwelling and other improvements.

IMPROVEMENTS THEREON:

Residential Dwelling

TAX ASSESSMENT NUMBER:

260007410

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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