

## SOMERSET LEGAL JOURNAL

### FIRST PUBLICATION

#### ESTATE NOTICE

Estate of: **CHRISTINE M. BENDER** a/k/a **CHRISTINE BENDER**, deceased, Late of: Conemaugh Township, Somerset County, Pennsylvania. NOTICE is hereby given that Letters Testamentary in the estate of the above-named decedent have been granted to the undersigned. ALL persons indebted to said estate are requested to make payment, and those having claims or demands against the same will make them known without delay to: **MARTIN W. BENDER, JR.**, Executor, 125 Harteis Lane, Johnstown, PA 15905  
or  
**CHRISTIANA E. CHMIELEWSKI**  
Ayres Presser Elder Law, LLC  
1451 Scalp Avenue, Suite 3  
Johnstown, PA 15904  
Attorney for Estate 519

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#### EXECUTOR'S NOTICE

Re: Estate of **WARD LELAND BURKETT** a/k/a **WARD L. BURKETT**, Late of Somerset Borough, SOMERSET COUNTY, PA. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to **MATTHEW A. COSTEA**, Executor, 342 West Catherine Street, Somerset, PA 15501  
No. 56-25-00619  
**MATTHEW R. ZATKO, Esq.** 519

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#### EXECUTOR'S NOTICE

Re: Estate of **ROLAND ROBERT FISHER** a/k/a **ROLAND R.**

**FISHER, SR.** Late of Addison Township SOMERSET COUNTY, PA Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to **JEANNINE SNODGRASS**, Executor, 5 Windsor Court, Reading, PA 19606-9415  
No. 56-25-00616  
**MATTHEW R. ZATKO, Esq.** 519

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#### ESTATE NOTICE

**WARREN H. SHAFFER, JR.**, Deceased. Late of Hooversville Borough, Somerset County, PA. D.O.D. 9/5/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to **PENNY D. HOFFMAN**, Executrix, 331 Seneca Trail, Davidsville, PA 15928.  
Atty.: **Daniel D. Hill**, Hill Group Law, PC, 1730 Lyter Dr., Johnstown, PA 15905 519

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#### ESTATE NOTICE

**CAROLE L. SCHRUM**, Deceased. Late of Conemaugh Twp., Somerset County, PA. D.O.D. 10/14/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to **ALAN G. SCHRUM**, Executor, c/o **Daniel D. Hill, Esq.**, 1730 Lyter Dr., Johnstown, PA 15905. Atty.: **Daniel D. Hill**, Hill

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Group Law, PC, 1730 Lyter Dr.,  
Johnstown, PA 15905 519

### SECOND PUBLICATION

#### EXECUTOR'S NOTICE

ESTATE OF **MEGAN A. EVANS**,  
a/k/a **MEGAN ANN EVANS**,  
Deceased, LATE OF STONYCREEK  
TOWNSHIP, Somerset County,  
Pennsylvania. Letters Testamentary  
on the above estate having been  
granted to the undersigned, all  
persons indebted to the said estate are  
requested to make payment, and those  
having claims or demands against the  
estate to make the same known,  
without delay to: **CHRISTOPHER E.**  
**GLESSNER**, Executor, 531 Navato  
Place, Pittsburgh, PA 15228  
Estate No. 56-25-610  
**JEFFREY W. ROSS**, Esq.  
**HAROLD SHEPLEY** &  
**ASSOCIATES, LLC**  
209 West Patriot Street  
Somerset, PA 15501  
(814) 444-0500  
Attorney for the Estate 518

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#### EXECUTOR'S -

##### ADMINISTRATOR'S NOTICE

Estate of **LINDA WILSON FELIX**,  
AKA **LINDA WILSON**  
**MACLEAN**, Deceased, Late of  
Somerset Borough, Somerset County,  
PA. Letters Testamentary on the  
above estate having been granted to  
the undersigned, all persons indebted  
to the said estate are requested to  
make payment, and those having  
claims or demands against the estate  
to make the same known, without  
delay to **LIA A PRITTS**, Executrix,  
1018 S. Park Ave., Somerset, PA  
15501  
NO: 56-26-00596 518

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#### EXECUTOR'S NOTICE

Estate of **WILSON W. NICKLOW**,  
also known as **WILSON WILLIAM**  
**NICKLOW**, Deceased Late of  
Somerset Township, Somerset  
County, Pennsylvania. Letters  
Testamentary on the above estate  
having been granted to the  
undersigned, all persons indebted to  
the said estate are requested to make  
payment, and those having claims or  
demands against the estate to make  
the same known, without delay to:  
**SOMERSET TRUST COMPANY**,  
Executor, 131 North Center Avenue,  
P. O. Box 1330, Somerset, PA 15501  
Estate File No. 56-25-00602  
**JAMES B. COURTNEY**, Esq.,  
Attorney  
142 North Court Avenue  
P. O. Box 1315  
Somerset, PA 15501-0315 518

### THIRD PUBLICATION

#### EXECUTOR'S NOTICE

Re: Estate of **MARGARET JANE**  
**LYONS** a/k/a **MARGARET J.**  
**LYONS**, Late of Jennerstown  
Borough, SOMERSET COUNTY,  
PA. Letters of Administration on the  
above estate having been granted to  
the undersigned, all persons indebted  
to the said estate are requested to  
make payment, and those having  
claims or demands against the estate  
to make the same known, without  
delay to **MARY SUE LYONS**,  
Administratrix, 246 Deakyneville  
Road, Townsend, DE 19734  
No. 56-25-00603  
**MATTHEW R. ZATKO**, Esq. 517

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#### EXECUTOR'S-

##### ADMINISTRATOR'S NOTICE

ESTATE OF: **MAX B. STONE** a/k/a  
**MAX BRYAN STONE** Late of:  
Berlin Borough Somerset County,

SOMERSET LEGAL JOURNAL

Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: SOMERSET TRUST COMPANY – Executor, 131 N. Center Avenue, Somerset, PA 15501  
Estate No. 00593 of 2025  
Attorney MARCI L. MILLER  
214 East Union Street  
Somerset, PA 15501 517

NOTICE OF TRUST  
ADMINISTRATION

NOTICE is hereby given of the administration of **THE CHRISTINE M. BENDER REVOCABLE TRUST, DATED MAY 20, 2025**, pursuant to 20 Pa.C.S.A. § 7755(c). Christine M. Bender, Settlor of the Trust, died on November 13, 2025, late of Conemaugh Township, Somerset County, Pennsylvania. ALL persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to: MARTIN W. BENDER, JR., Successor Trustee, 125 Harteis Lane, Johnstown, PA 15905  
or  
CHRISTIANA E. CHMIELEWSKI  
Ayres Presser Elder Law LLC  
1451 Scalp Avenue, Suite 3  
Johnstown, PA 15904  
Attorney for Trust 519

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: **DONALD & AUDREY  
HOSTETTLER**, the taxing authorities  
of Shade Township, or any interested  
person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Donald Greathouse Jr and Gwendolyn Greathouse** 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: Donald E & Audrey  
Hostettler  
ADDRESS: 414 Weigle Rd.,  
Stoystown PA 15563  
GRANTOR: Paul L Bundy ET UX  
LOCATION OF PROPERTY: Shade  
Township 39-0-026960  
DESCRIPTION OF PROPERTY:  
7.44 A  
BID AMOUNT: \$5,449.25

If the owner, an interested party, or a

SOMERSET LEGAL JOURNAL

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 February 16, 2026 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  
Natasha Knopsnyder, Director 517

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: **CHARLES LOWRY**, the taxing authorities of Elk Lick Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **David Hilt** 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: Charles Lowry  
ADDRESS: 121 Gillett Street  
Painesville Ohio 44077  
GRANTOR: Hay P S EST  
LOCATION OF PROPERTY: 14-0-005600 Elk Lick Township  
DESCRIPTION OF PROPERTY: 1 lot  
BID AMOUNT: \$719.84

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 February 23, 2026 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  
Natasha Knopsnyder, Director 518

NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of

## 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.

**FRIDAY, JANUARY 16, 2026  
1:30 P.M.**

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

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR LEGACY MORTGAGE ASSET  
TRUST 2021- GS3 (PLAINTIFF)  
vs.

**CHARLES KNEPPER AND  
CHRISTINE KNEPPER  
(DEFENDANTS)**

DOCKET NUMBER: 452 CIVIL 2025  
PROPERTY OF: Christine Knepper  
and Charles Knepper  
LOCATED IN: Benson Borough  
STREET ADDRESS: 124 Mill Street,  
Hollsopple, PA 15935  
BRIEF DESCRIPTION OF  
PROPERTY: 0.03A, 2 STY VINYL  
HO  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1872,  
PAGE 595  
TAX ASSESSMENT NUMBER:  
040000950

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

**JANUARY 30, 2026**  
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 23, 2026**  
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.  
**DUSTIN M. WEIR**  
Sheriff 517

### **NOTICE SHERIFF'S SALE**

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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 16, 2026  
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.  
**PAUL ALLEN KREGER a/k/a  
PAUL A. KREGER, deceased;  
TAMMY KREGER, known heir;  
BENJAMIN KREGER, known heir;**

## SOMERSET LEGAL JOURNAL

**and all unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title, or interest from, under, or through PAUL ALLEN KREGER a/k/a PAUL A. KREGER**

DOCKET NUMBER: 149 CIVIL 2025  
PROPERTY OF: Paul Allen Kreger, deceased  
LOCATED IN: Borough of Ursina  
STREET ADDRESS: 104 Groft Road, Confluence, Somerset County, Pennsylvania 15424  
BRIEF DESCRIPTION OF PROPERTY: One Story Frame House  
IMPROVEMENTS THEREON: Residential Dwelling  
RECORD BOOK VOLUME: 2577, Page 709  
TAX ASSESSMENT NUMBER(s):  
Property ID No: 480001030

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

### **JANUARY 30, 2026**

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 23, 2026**

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.

DUSTIN M. WEIR

Sheriff 517

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### **FRIDAY, JANUARY 16, 2026 1:30 P.M.**

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

LARKOTTI REI, LLC,  
vs.

**JADIE LEAZIER**

DOCKET NUMBER: 395 Civil 2025  
PROPERTY OF: Jadie Leazier  
LOCATED IN: Hooversville Borough  
STREET ADDRESS: 894 Barn Street, Hooversville, PA 15936  
BRIEF DESCRIPTION OF PROPERTY: 1 lot, 2 STY FR HO GAR  
IMPROVEMENTS THEREON: Residential Dwelling  
RECORD BOOK: Book 2951, Page 585  
TAX ASSESSMENT NUMBER: 180003650  
Tax Map Number: 180003650

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be

## SOMERSET LEGAL JOURNAL

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### **JANUARY 30, 2026**

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DUSTIN M. WEIR

Sheriff 517

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### **FRIDAY, JANUARY 16, 2026 1:30 P.M.**

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

Federal Home Loan Mortgage Corporation, as Trustee for the benefit

of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2

v.

**James D. Marsh**

DOCKET NUMBER: 2022-50440

PROPERTY OF: James D. Marsh

LOCATED IN: Windber

STREET ADDRESS: 310 Hayes

Street, Windber, PA 15963

BRIEF DESCRIPTION OF

PROPERTY: One Story Frame House

IMPROVEMENTS THEREON:

Improvements thereon: Residential Real Estate

RECORD BOOK VOLUME: 1991  
Page 1083

TAX PARCEL NUMBER: 342002050

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

### **JANUARY 30, 2026**

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#### **-TERMS OF THE SALE-**

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SOMERSET LEGAL JOURNAL

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DUSTIN M. WEIR  
Sheriff 517

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SHERIFF'S SALE

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**FRIDAY, JANUARY 16, 2026  
1:30 P.M.**

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

PNC Bank. National Association  
v.  
**Terry Menear a/k/a Terry Brett Menear a/k/a Terry B. Menear and Vicki Hampe**

DOCKET NUMBER: 785 Civil 2024  
PROPERTY OF: Terry Menear a/k/a Terry Brett Menear a/k/a Terry B. Menear and Vicki Hampe  
LOCATED IN: Middlecreek Township, County of Somerset, Pennsylvania  
STREET ADDRESS: 104 Old Pritts Lane Champion. PA 15622  
BRIEF DESCRIPTION OF PROPERTY: ALL that certain piece, parcel, or tract of land situate in Middlecreek Township, Somerset County, Pennsylvania, bounded and described as follows:  
IMPROVEMENTS: Residential Dwelling  
RECORD: INSTRUMENT NO. 2018003268

TAX ASSESSMENT NUMBER:  
270004860

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

**JANUARY 30, 2026**

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-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 23, 2026**

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DUSTIN M. WEIR  
Sheriff 517

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SHERIFF'S SALE

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SOMERSET LEGAL JOURNAL

**FRIDAY, JANUARY 16, 2026**  
**1:30 P.M.**

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

NewRez LLC D/B/A Shellpoint  
Mortgage Servicing  
v.

**William Stehley AKA William A. Stehley, III**

DOCKET NUMBER: 2024-50796  
PROPERTY OF: WILLAIM  
STEHLEY AKA WILLIAM A.  
STEHLEY, III

LOCATED IN: Boswell Borough  
STREET ADDRESS: 310-312  
Stonycreek Street, Boswell, PA  
15531

BRIEF DESCRIPTION OF  
PROPERTY: 50 feet on Stonycreek  
Street and extending back, of equal  
width, 120 feet to a Fourth Alley,  
being bounded on the one side by Lot  
No. 10 and on the other side by Lot  
No. 12. Said lot being Lot No. 11 in  
Block 17

IMPROVEMENTS THEREON:  
Residential Dwelling

RECORD BOOK VOLUME: Book:  
1890—Volume: 291

TAX ASSESSMENT NUMBER(s):  
Property ID No: 07-0-001320

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

**JANUARY 30, 2026**

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-TERMS OF THE SALE-  
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DUSTIN M. WEIR  
Sheriff 517