

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

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

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

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

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

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

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

EXECUTOR'S-

ADMINISTRATOR'S NOTICE
ESTATE OF: MAX B. STONE a/k/a
MAX BRYAN STONE Late of:
Berlin Borough Somerset County,

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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 HOSTETLER**, 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 Hostetler
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

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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

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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

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 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;**

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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

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DUSTIN M. WEIR
Sheriff

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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

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posted in the Office of the Sheriff on

JANUARY 30, 2026

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DUSTIN M. WEIR

Sheriff

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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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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

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additional costs incurred thereby.
DUSTIN M. WEIR
Sheriff 517

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

NOTICE 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

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
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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.

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

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

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DUSTIN M. WEIR

Sheriff

517

JANUARY 30, 2026