

SOMERSET LEGAL JOURNAL

FIRST PUBLICATION

ESTATE NOTICE

Estate of: **MEREDITH A. WEAVER** a/k/a **MEREDITH ALFRED WEAVER, JR.**, deceased, Late of: Allegheny 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: **DEBORAH BURKEY**, Executrix, 301 East Penn Street, Bedford, PA 15522
or
CHRISTIANA E. CHMIELEWSKI
Ayres Presser Elder Law, LLC
1451 Scalp Avenue, Suite 3
Johnstown, PA 15904
Attorney for Estate 493

SECOND PUBLICATION

ESTATE NOTICE

MARGARET T. BUBENKO a/k/a **MARGARET BUBENKO & PEG BUBENKO**, Deceased. Late of Windber Borough, Somerset County, PA. D.O.D. 4/18/25. 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 **JUDITH ZIGLAR**, Executrix, c/o Carrie A. S. Kennedy, Esq., 171 W. Lancaster Ave., Paoli, PA 19301. Atty.: **CARRIE A. S. KENNEDY**, Connor, Webber &

Oberlies, 171 W. Lancaster Ave.,
Paoli, PA 19301 492

ESTATE NOTICE

Estate of: **PATTY L. EASH** a/k/a **PATTY LEE EASH**, deceased, Late of: Paint 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: **Kelly L. Hay**, Executrix, 1690 Mill Run Road, Mill Run, PA 15464
or
TIMOTHY M. AYRES
Ayres Presser Elder Law, LLC
1451 Scalp Avenue, Suite 3
Johnstown, PA 15904
Attorney for Estate 492

EXECUTOR'S NOTICE

Estate of **SARAH K. SCHROCK**, also known as **SARAH KATHERINE SCHROCK**, Deceased, Late of Somerset Borough, 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: **KIRK D. SCHROCK**, Executor, 608 Samuels Road, Somerset, Pennsylvania 15501
Estate File No. 56-25-00292
JAMES B. COURTNEY, Esq., Attorney
142 North Court Avenue
P. O. Box 1315
Somerset, PA 15501-0315 492

SOMERSET LEGAL JOURNAL

ADMINISTRATRIX NOTICE

Estate of **LINDA LEE SEGREST**, Late of Quemahoning Township, 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 **LINDA LEE SEGREST**, Administratrix, 116 Brogen Road, Friedens, PA 15541
No. 56-25-00259
MEGAN E. WILL, Esq. 492

EXECUTOR'S NOTICE

IN THE ESTATE OF **WILLIAM J. STEPHENS**, late of the Borough of Davidsville, County of Somerset, and Commonwealth of Pennsylvania, deceased. 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 against the same will make them known without delay to: **KELLY ANN HORNBECKER**, 1136 Green Lane, Hagerstown, MD 21742
TERRY L. GRAFFIUS, Esquire
LEVENTRY, HASCHAK, & RODKEY, LLC
1397 Eisenhower Boulevard Richland Square III, Suite 202 Johnstown, Pennsylvania 15904 492

EXECUTORS NOTICE

Letters Testamentary on the Estate of **LINDA SUE ZINN**, a/k/a **LINDA S. ZINN**, late of Somerset County, Pennsylvania, deceased, having been granted to the undersigned, those having claims against said estate are requested to present them duly

authenticated for settlement, and those knowing themselves to be indebted are requested to make prompt payment. **SEAN M. ZINN**, Executor, 3350 Lake Ridge Drive, Murrysville, PA 15668
ROBERT S. MUIR, ESQUIRE 492

THIRD PUBLICATION

EXECUTOR'S NOTICE

Estate of **PAUL R. CHILDERS JR.** a/k/a **PAUL R. CHILDERS**, 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: **BARBARA A. BEREIDER**, 304 Childers Lane, Central City, PA 15926
No. 278 Estate 2025
Yelovich Flower & McCoy
DAVID J. FLOWER, Attorney
102 North Kimberly Avenue
Somerset, Pennsylvania 15501 491

ESTATE NOTICE

Estate of **JUANITA M. HURST**, a/k/a **JUANITA MAE HURST**, deceased, Late of Somerset Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate have been granted to the undersigned, and all persons indebted to the said estate are requested to make payment. Those having claims or demands against the estate are to make the same known, without delay, to **WILLIAM E. LASURE**, c/o Carroll Law Offices, 160 West Main Street, P.O. Box 604, Somerset, PA 15501.
No. 285 Estate 2025
WILLIAM R. CARROLL, Esq.
CARROLL LAW OFFICES 491

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ADMINISTRATOR'S NOTICE

Estate of **JEFFREY WAYNE PYLE**, a/k/a **JEFFREY W. PYLE**, deceased, late of Somerset Township, Somerset County, Pennsylvania. Letters of Administration in the above estate having been granted to Amy L. Pyle, Administratrix C.T.A., all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **AMY L. PYLE**, Administratrix C.T.A., 151 Oak Hill Dr., Friedens, PA. 15541
No. 00286 Estate 2025
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose 491

EXECUTOR'S NOTICE

Estate of **MARLIN CARL SHERBINE**, deceased, Late of Somerset Township, Somerset County, Pennsylvania. NOTICE is hereby given that Letters Testamentary on the above estate have been granted to the individuals set forth below. All persons indebted to the estate are requested to make payment, and those having claims or demands against the estate to make the same known without delay to: **CARL SHERBINE**, 560 Byers Road, Somerset, PA 15501; Or **KIRK SHERBINE**, 223 Wilderness Way, Somerset, PA 15501
File No. 56-25-00298
SUSAN MANKAMYER, Esquire
P.O. Box 744
Davidsville, PA 15928
800-453-9027 491

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of **THE AUST REVOCABLE LIVING TRUST**, DATED FEBRUARY 20, 2008, as

amended, pursuant to 20 Pa.C.S.A. § 7755(c). **Kathleen R. Aust**, Settlor of the trust, died on May 1, 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: **Louis E. Aust**, Successor Trustee, 143 Plum Street, Johnstown, PA 15901

or

LAUREN CASCINO PRESSER
145 Scalp Avenue, Suite 3
Johnstown, PA 15904

Attorney for Trust 493

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: DALE DONALD LOWES JR., the taxing authorities of Middlecreek Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Daine Mangery** 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".

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The property is identified and described as follows:

OWNER: Dale Donald Lowes Jr
ADDRESS: P.O. Box 205, Arona PA 15617
GRANTOR: Alvie Shaffer
LOCATION OF PROPERTY: Middlecreek Township, 27-0-012160
DESCRIPTION OF PROPERTY: 1.00 A FEE HO TR
BID AMOUNT: \$2,967.23

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 August 18, 2025, 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 491

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, JULY 18, 2025
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 as trustee for Treehouse Series V Trust v.

Estate of Janet Allison, Howie Allison, as known heir of Janet Allison, Missy Allison, as known heir of Janet Allison, Tonya Allison, as known heir of Janet Allison and Any and All heirs, Successors, Assigns and all Personals, Firms or Associations Claiming Right, Title, or Interest from or Under Janet Allison, Deceased

DOCKET NUMBER: 134-CV-2023
PROPERTY OF: Janet Allison
LOCATED IN: Windber
STREET ADDRESS: 221 Ash Street
BRIEF DESCRIPTION OF PROPERTY: RRT (Mobile Home with Land)
IMPROVEMENTS THEREON: Residential Dwelling
RECORD BOOK VOLUME: 663 Page 516
TAX ASSESSMENT NUMBER(s): 330000060

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

AUGUST 1, 2025

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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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

JULY 25, 2025

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 491

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**FRIDAY, JULY 18, 2025
1:30 P.M.**

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

Pennsylvania Housing Finance
Agency,
vs.

Skylar J. Berkey and Lindsey M. Berkey,

DOCKET NUMBER: 577 civil 2024
PROPERTY OF: Skylar J. Berkey and
Lindsey M. Berkey
LOCATED IN: Somerset County, PA

STREET ADDRESS: 138 High
Street, Jenners, PA 15546

BRIEF DESCRIPTION OF
PROPERTY: ALL those certain
parcels of land situate in the
Township of Jenner, County of
Somerset and Commonwealth of
Pennsylvania, being known as Tax
Map Parcel No. 21-0-011880 and Tax
Map Parcel No. 21-0-047890

IMPROVEMENTS THEREON:
Residential Dwelling

RECORD BOOK VOLUME: 2555,
Page 53

TAX ASSESSMENT NUMBER(s):
Parcel No. 21-0-011880 and Parcel No.
21-0-047890

ALL PARTIES INTERESTED and
claimants are further notified that a
Proposed Schedule of Distribution
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posted in the Office of the Sheriff on

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(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
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the balance, in like funds, shall be
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JULY 25, 2025

If the balance is not paid within the
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DUSTIN M. WEIR

Sheriff 491

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FRIDAY, JULY 18, 2025
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SELENE FINANCE, LP
v.

Shayne George

DOCKET NUMBER: 778 Civil 2024
PROPERTY OF: Shayne George
LOCATED IN: Borough of Somerset, Pennsylvania
STREET ADDRESS: 860 Lansberry Court
BRIEF DESCRIPTION OF PROPERTY: ALL that certain lot of ground situate in the Borough of Somerset, County of Somerset and Commonwealth of Pennsylvania, being Lot No. 4 in the Maple Ridge Village Tract No. 1, recorded in the Recorder's Office of Somerset County, Pennsylvania, in Plat Book Volume 5, Page 18.
IMPROVEMENTS THEREON: Residential Dwelling
RECORD BOOK VOLUME: 2801, Page 910
TAX ASSESSMENT NUMBER: 410026960

ALL PARTIES INTERESTED and claimants are further notified that a

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VILLAGE CAPITAL &
INVESTMENT LLC
v.
**JOHN L. GERULA A/K/A JOHN
LAURENCE GERULA**

DOCKET NUMBER: 2024-50818
PROPERTY OF: JOHN L. GERULA
A/K/A JOHN LAURENCE
GERULA
LOCATED IN: Paint Township
STREET ADDRESS: 3010 Graham
Ave, Windber, PA 15963
BRIEF DESCRIPTION OF
PROPERTY: 2 STY FR HO ATT
GRG
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2492,
Page 176
TAX ASSESSMENT NUMBER(s):
342006130

ALL PARTIES INTERESTED and
claimants are further notified that a
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with attached List of Liens will be
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AUGUST 1, 2025

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Dollars whichever is greater, shall be
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JULY 25, 2025

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Sheriff 491

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**FRIDAY, JULY 18, 2025
1:30 P.M.**

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

Citizens Bank, N.A.
v.
Jaclyn D. Ream

DOCKET NUMBER: 2024-50662
PROPERTY OF: Jaclyn D. Ream
LOCATED IN: the Borough/Township
of Township of Paint, County of
Somerset, and Commonwealth of
Pennsylvania
STREET ADDRESS: 1310 Camp
Drive, Windber, Pennsylvania 15963
BRIEF DESCRIPTION OF
PROPERTY: One parcel
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2568,
Page 742; 2016002080
TAX I.D. NUMBER: 342007680

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

SOMERSET LEGAL JOURNAL

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

AUGUST 1, 2025

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

JULY 25, 2025

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DUSTIN M. WEIR

Sheriff 491