

# SOMERSET LEGAL JOURNAL

## FIRST PUBLICATION

### EXECUTOR'S NOTICE

Estate of **DEBORAH D. DAUB**, also known as **DEBORAH G. DAUB**, also known as **DEBORAH DAUB**, 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: **SOMERSET TRUST COMPANY**, Executor, 131 North Center Avenue, P. O. Box 1330, Somerset, PA 15501 Estate File No. 56-25-00401  
**JAMES B. COURTNEY**, Esq., Attorney  
142 North Court Avenue  
P. O. Box 1315  
Somerset, PA 15501-0315 501

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### EXECUTORS NOTICE

Estate of **VIRGINIA MAE HOOVER**, a/k/a **VIRGINIA M. HOOVER**, deceased, late of Brothersvalley Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Keith Edward Hoover, Executor, 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: **KEITH EDWARD HOOVER**, Executor, 504 Haysmill Road, Meyersdale, PA. 15552 No. 00428 Estate 2025  
**LOIS WITT CATON**, Esquire  
Fike, Cascio & Boose 501

## EXECUTOR'S NOTICE

Estate of **LUTHER J. SHAULIS JR.** 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 **MICHAEL E. SHAULIS** Executor, 1500 Jerrold Avenue, San Francisco California 94124  
No. 56-25-00303  
**STEVEN J. BRUNNER**, Esq.  
Barbera, Melvin & Svonavec, LLP, Attorney  
146 West Main Street,  
Somerset, Pennsylvania 15501 501

## SECOND PUBLICATION

### EXECUTOR'S NOTICE

Estate of **BRIAN K. BERZONSKI** a/k/a **BRIAN BERZONSKI**, Late of Jenner Township Somerset County, Pennsylvania. 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 K. BERZONSKI**, 3256 Jerome Hill Road, Hollsopple, Pennsylvania 15935  
No. 406 Estate 2025  
Yelovich Flower & McCoy  
**DAVID J. FLOWER**, Attorney  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 500

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### EXECUTORS NOTICE

Estate of **MILDRED Z. GNEGY**, a/k/a **MILDRED Z. HARTZELL**, a/k/a **MILDRED HARTZELL**,

## SOMERSET LEGAL JOURNAL

deceased, late of Somerset Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Fred C. Bean, Executor, 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: **FRED C. BEAN**, Executor, 353 Churchill Rd., Pittsburgh, PA. 15235 No. 00392 Estate 2025  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 500

### THIRD PUBLICATION

#### EXECUTOR'S NOTICE

Estate of **KAREN REBECCA KIRCHNER** Late of Meyersdale 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: **MARK R. KIRCHNER** 428 Thomas Street Meyersdale, PA 15552; **DAVID R. KIRCHNER**, 500 Salisbury Street, Meyersdale, PA 15552  
No. 311 Estate 2025  
**Yelovich Flower & McCoy**  
**DAVID J. FLOWER**, Attorney  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 499

#### EXECUTORS NOTICE

Estate of **RICHARD E. LEES, SR.**, a/k/a **RICHARD EDWARD LEES**, deceased, late of Windber Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Kimberly S. Minahan, Executrix, 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: **KIMBERLY S. MINAHAN**, Executrix, 106 Jones Avenue, Windber, PA. 15963  
No. 00389 Estate 2025  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 499

#### ESTATE NOTICE

Estate of: **MARLIN E. STERN**, 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: **SHERRI SNYDER**, Executrix, PO Box 216, Jerome, PA 15937  
or  
**LAUREN CASCINO PRESSER**  
Ayres Presser Elder Law, LLC  
1451 Scalp Avenue, Suite 3  
Johnstown, PA 15904  
Attorney for Estate 499

#### NOTICE

Notice is hereby given that Letters of Administration have been granted to Linda A. Sullivan in the Estate of **LARRY L. SULLIVAN**, a/k/a **LARRY L. SULLIVAN, JR.**, late of Berlin Borough, Somerset County, Pennsylvania, who died on March 14, 2024. All persons indebted to the Estate are requested to make payment and those having claims or demand are to present the same without delay to **LINDA A. SULLIVAN**, Administratrix, c/o  
**SEAN P. MCDONOUGH**, Esquire,

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459 Wyoming Avenue,  
Kingston, Pennsylvania 18704. 499

NOTICE OF TRUST  
ADMINISTRATION

NOTICE is hereby given of the administration of THE MARLIN E. STERN AND EMILY L. STERN REVOCABLE TRUST AGREEMENT, DATED FEBRUARY 28, 2005, as amended, pursuant to 20 Pa.C.S.A. § 7755(c). Emily L. Stern, a Settlor of the Trust, died on March 16, 2024, and the surviving Settlor of the Trust, Marlin E. Stern, died on July 25, 2025, both 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: Jacquelyn Benson, Successor Trustee, 269 Winding Hill Drive, Hackettstown, NJ 07840  
or  
LAUREN CASCINO PRESSER  
145 Scalp Avenue, Suite 3  
Johnstown, PA 15904  
Attorney for Trust 499

NOTICE OF TRUST  
ADMINISTRATION

NOTICE is hereby given of the administration of THE ROBERT H. TURNER REVOCABLE TRUST AGREEMENT, DATED MAY 30, 1997 as AMENDED, pursuant to 20 Pa.C.S.A. § 7755(c). The Settlor of the Trust, Robert H. Turner, died on October 8, 2024, 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: Philip

Strait, Co-Successor Trustee, 108 Catherine Drive, Windber, PA 15963; Susan Strait, Co-Successor Trustee, 108 Catherine Drive, Windber, PA 15963  
LAUREN CASCINO PRESSER  
Ayres Presser Elder Law, LLC  
1451 Scalp Avenue, Suite 3  
Johnstown, PA 15904  
Attorney for Estate 500

NOTICE OF SELF STORAGE  
SALE

Please take notice Ridge Self Storage located at 317 Plank Road Somerset PA 15501 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via [www.lockerfox.com](http://www.lockerfox.com) on 10/2/2025 at 3:00 PM. Jennifer Hittie unit #D6. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 500

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: **JAMES A JR & KAREN M STIGERS**, the taxing authorities of Windber Borough, or any interested person.  
  
PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Michael Podrasky an offer to purchase the property below described and designated for the amount listed, which price has been approved by the Bureau, in

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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: James A Jr & Karen M Stigers  
ADDRESS: 525 Railroad St., Windber PA 15963  
GRANTOR: Steve B Domonkos Jr  
LOCATION OF PROPERTY: Windber Borough, 50-0-002270  
DESCRIPTION OF PROPERTY: Lot 20  
BID AMOUNT: \$1,554.99

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 October 20, 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 500

SOMERSET COUNTY TAX CLAIM BUREAU  
300 NORTH CENTER AVE., SUITE 370  
SOMERSET, PA 15501  
814-445-1550

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300 NORTH CENTER AVE., SUITE 370  
SOMERSET, PA 15501  
814-445-1550

NOTICE OF OFFER TO PURCHASE PROPERTY AT PRIVATE SALE

TO: **RONALD J. KADYLAK**, the taxing authorities of Jenner Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Stone Creek Land Company LLC** 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: Ronald J. Kadylak  
ADDRESS: 5167 Windorf Dr. Westerville, OH 43081  
GRANTOR: WONDERLAND FOREST INC  
LOCATION OF PROPERTY: Jenner Township, 21-0-041010

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DESCRIPTION OF PROPERTY: 2.3  
A  
BID AMOUNT: \$3,718.56

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 October 20, 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 500

NOTICE OF OFFER TO  
PURCHASE PROPERTY AT  
PRIVATE SALE

TO: **JOHN LUKATCH**, the taxing authorities of Jenner Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Stone Creek Land Company LLC**, 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: John Lukatch  
ADDRESS: RR6 Box 3312  
GRANTOR: JOHN LUKATCH  
LOCATION OF PROPERTY:  
Jenner Township, 21-0-040940  
DESCRIPTION OF PROPERTY: 1.7  
A WONDERLAND FOREST IN  
BID AMOUNT: \$2,582.41

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 October 20, 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 500

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,

SOMERSET LEGAL JOURNAL

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, SEPTEMBER 19, 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,  
not in its individual capacity but solely  
as owner trustee for RCF 2 Acquisition  
Trust  
vs.  
**RHONDA S. GESSER; DUSTIN W.  
GESSER**

DOCKET NUMBER: 2022-50491  
PROPERTY OF: Rhonda S. Gesser  
and Dustin W. Gesser, her husband  
LOCATED IN: Borough of  
Jennerstown  
STREET ADDRESS: 1658 Pitt  
Street, Jennerstown, PA 15547  
BRIEF DESCRIPTION OF  
PROPERTY: Lot of Ground  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK VOLUME: 1718,  
Page 536  
TAX ASSESSMENT NUMBER:  
220001750

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

OCTOBER 3, 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

SEPTEMBER 26, 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 500

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FRIDAY, SEPTEMBER 19, 2025  
1:30 P.M.

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

OLIT 2023 HB1 Alternative Holdings  
LLC  
v.  
**JAMES L. LEHMAN A/K/A  
JAMES LEHMAN AND NICOLE  
F. LEHMAN A/K/A NICOLE  
LEHMAN**

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DOCKET NUMBER: 2022-50103  
PROPERTY OF: James L. Lehman  
a/k/a James Lehman and Nicole F.  
Lehman a/k/a Nicole Lehman  
LOCATED IN: Conemaugh Township,  
County of Somerset, Pennsylvania  
STREET ADDRESS: 1136 Country  
Club Road Boswell PA 15531  
BRIEF DESCRIPTION OF  
PROPERTY: ALL THAT CERTAIN  
piece, parcel, or lot of ground situate  
in Conemaugh Township, Somerset  
County, Pennsylvania, being more  
particularly bounded and described as  
follows:  
IMPROVEMENTS THEREON:  
Residential Dwelling  
RECORD BOOK: BOOK 2534 PAGE  
862  
TAX ASSESSMENT NUMBER:  
120016780

ALL PARTIES INTERESTED and  
claimants are further notified that a  
Proposed Schedule of Distribution  
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OCTOBER 3, 2025

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DUSTIN M. WEIR  
Sheriff 500

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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, SEPTEMBER 19, 2025  
1:30 P.M.

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

1ST SUMMIT BANK  
vs.  
ROBERT W. McCLUCAS

DOCKET NUMBER: 118 Civil 2025  
PROPERTY OF: Robert W. McClucas  
LOCATED IN: Brothersvalley  
Township  
STREET ADDRESS: 710 Fogletown  
Road Garrett, PA 15542  
BRIEF DESCRIPTION OF  
PROPERTY: All right, title, interest  
and claim of Robert W. McClucas to  
property located in Brothersvalley  
Township, Somerset County, PA,  
known as 710 Fogletown Road,  
Garrett, PA 15542.  
IMPROVEMENTS THEREON:  
6.390 A D/Wide Sheds  
RECORD BOOK Volume: 1753, page  
368  
PROPERTY ID/REF. NO.: 080046640

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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

OCTOBER 3, 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

SEPTEMBER 26, 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 500

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, SEPTEMBER 19, 2025  
1:30 P.M.

All the real property described in the Writ of Execution the following of

which is a summary.

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff,  
vs.  
**MERLE R. PHILLIPPI, Defendant.**  
DOCKE NUMBER: 61 CIVIL 2025  
PROPRTY OF: MERLE R. PHILLIPPI  
LOCATED IN: Township of Black STREET ADDRESS: 2055 Markleton School Road, Rockwood, PA 15557.  
BRIEF DESCRIPTION OF PROPERTY: 1 Lot being one-half acre, more or less.  
IMPROVEMENTS THEREON: DETACHED, RESIDENTIAL DWELLING  
RECORD BOOK Volume: Deed Book. Volume 1988, Page 827  
TAX PARCEL NO.: 06-0-003870C; and 06-0-024770C

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

OCTOBER 3, 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

SEPTEMBER 26, 2025

If the balance is not paid within the



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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 <u>Sheriff</u>	<u>500</u>
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