

SOMERSET LEGAL JOURNAL

FIRST 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

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

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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

SECOND 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

----- 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

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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

THIRD PUBLICATION

EXECUTRIX NOTICE

ESTATE OF **TELFORD LLOYD HAGANS, JR.** aka **TELFORD HAGANS, JR.**, Deceased, late of Somerset Borough, Somerset County, Pennsylvania. Letters Testamentary upon the above Estate having been granted to the undersigned, all persons having claims against the Estate are requested to make known the same to the undersigned or her attorney, and all persons indebted to the decedent are requested to make payment to the undersigned without delay. **MARILYN D. HAGANS** aka **MARILYN DIXIE HAGANS**, Executrix, 149 E. Sanner Street, Somerset, PA 15501
KATHLEEN SMITH-DELACH, Esquire
PHILLIPS FROETSCHER LLC
310 Grant Street, Suite 700
Pittsburgh, PA 15219
(412) 546-5220 490

EXECUTOR'S -

ADMINISTRATOR'S NOTICE

Estate of **JAMES W. HALE**, deceased, Late of Somerset Borough,

Somerset County, Pennsylvania. Letters of 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: Executrix: **ELLEN BROWN**, 209 Reynolds Street Hutchinson, PA 15640
Reference: Estate No. 56-25-00179
Representative for Estate:
GEORGE B. KAUFMAN, Esq.
139 East Union Street
P. O. Box 284
Somerset, PA 490

EXECUTRIX'S NOTICE

EXECUTRIX'S NOTICE in the Estate of **LYNN D. HOFFMAN**, of the borough of Windber, Somerset County, Paint Township, Pennsylvania, deceased as of May 24, 2025. Notice is hereby given that Letters Testamentary in the Estate of the above-named decedent have been granted to the undersigned. All person indebted to the 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: **SALEE L. HOFFMAN** Executrix, PO Box 3, Windber, PA, 15963. 490

EXECUTRIX'S NOTICE

Estate of **DOLORES JEAN KRUPA**, deceased, Late of Conemaugh 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:

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PAMELA K JESCHONEK, 105
Cardiff Drive, Aliquippa, PA 15001
No. 284 Estate 2025
SUSAN MANKAMYER, Esquire
P.O. Box 744
Davidsville, PA 15928 490

ADMINISTRATOR'S NOTICE

Estate of **ELIZABETH J. OSWALT**, a/k/a **ELIZABETH J. MILLER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. Letters of Administration in the above estate having been granted to Eugene W. Oswalt, Sr., 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: **EUGENE W. OSWALT, SR.**, Administrator, 198 Quantum Lane, Hollsopple, PA. 15935
No. 00282 Estate 2025
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose 490

EXECUTOR'S NOTICE

Estate of **GREGORY REDICK STOCK** a/k/a **GREGORY R. STOCK** a/k/a **GREGORY STOCK** Deceased, Late of Conemaugh 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 **GREGORY JOSEPH STOCK**, 8334 Vassar Drive Manlius, NY 13104
No. 56-25-00258
MATTHEW G. MELVIN, Esq.
Barbera, Melvin & Svonavec, LLP, Attorney
146 West Main Street
Somerset, Pennsylvania 15501 490

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".

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

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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.

-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

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AUGUST 1, 2025

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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

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which is a summary.

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

AUGUST 1, 2025

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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

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
1:30 P.M.**

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

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:

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Residential Dwelling
RECORD BOOK VOLUME: 2492,
Page 176
TAX ASSESSMENT NUMBER(s):
342006130

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.

-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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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.

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 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

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paid before	additional costs incurred thereby.
JULY 25, 2025	DUSTIN M. WEIR
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	<u>Sheriff</u> 491