

SOMERSET LEGAL JOURNAL

FIRST PUBLICATION

EXECUTOR'S -

ADMINISTRATOR'S NOTICE

Estate of **GERALDINE G. ANSELL**, deceased, Late of Milford Township, Somerset County, PA. 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: Co-Executor: MR. HAROLD E. ANSELL, Jr, 204 Country Corner Lane, Somerset, PA 15501; Co-Executor: MR. DAVID L. ANSELL, 1064 James Street, Somerset, PA 15501

Reference: No. 078 Estate 2025

Attorney for the estate:

GEORGE B. KAUFMAN, Esq.

P.O. Box 284

Somerset, PA 15501 476

ESTATE NOTICE

Letters Testamentary on the Estate of **ROLAND DEE FOGLE**, a/k/a **ROLAND D. FOGLE**, late of Berlin Borough, Somerset County, Pennsylvania, deceased, having been granted by the Register of Wills of Somerset County, notice is hereby given to all persons indebted to said Estate to make immediate payment and to those having claims against the same to present them without delay to JEANNE M. JOHNSON, Executrix, 604 Diamond Street, Berlin, Pennsylvania, 15530. MARIA E. SOOHEY, Esq., Soohy Law, 707 Ligonier Street, Latrobe, Pennsylvania, 15650. 724-879-8164. File No. 56-25-00004 476

ESTATE NOTICE

Estate of **ERIC DOUGLAS LARSON**, a/k/a **ERIC LARSON**,

deceased late of Somerset Borough, 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 a payment, and those having claims or demands against the Estate to make the same known, without delay to: ERIK LARSON c/o KENNETH S. POOLE, Esquire, 158 East Main Street, Somerset, Pennsylvania 15501

Estate 56-24-00456

KENNETH S. POOLE, Esquire

158 East Main Street

Somerset, Pennsylvania 15501

814-445-4021

Attorney for the Estate 476

ADMINISTRATRIX NOTICE

Estate of **WAYNE D. SNYDER**, deceased late of Somerset 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 a payment, and those having claims or demands against the Estate to make the same known, without delay to: CHRISTINE SNYDER, 363 Seldom Seen Road, Somerset, Pennsylvania 15501

Estate 56-24-00458

KENNETH S. POOLE Esquire

158 East Main Street

Somerset, Pennsylvania 15501

814-445-4021

Attorney for the Estate 476

EXECUTRIX NOTICE

Estate of **MARY ELAINE ZURAVNSKY**, a/k/a **ELAINE ZURAVNSKY**, deceased late of

SOMERSET LEGAL JOURNAL

Boswell 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 a payment, and those having claims or demands against the Estate to make the same known, without delay to: **LYNDA CHRISTINE COLLEMACINE**, 193 Reese Street, Rockwood, Pennsylvania 15557
Estate 56-24-00366
KENNETH S. POOLE, Esquire
158 East Main Street
Somerset, Pennsylvania 15501
814-445-4021
Attorney for the Estate 476

SECOND PUBLICATION

EXECUTOR'S NOTICE

Estate of **JAMES ALLEN BUBNER**, a/k/a **JAMES A. BUBNER**, deceased, Late of Boswell Borough, Somerset County, Pennsylvania. NOTICE is hereby given that Letters Testamentary on the above estate have been granted to the individual 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: **EDWARD E. BUBNER**, 300 Maple Avenue, Hooversville, PA 15936
File No. 56-25-00072
SUSAN MANKAMYER, Esquire
P.O. Box 744
Davidsville, PA 15928
800-453-9027 475

ADMINISTRATOR'S NOTICE

Estate of **JOHN R. COLEMAN** a/k/a **JOHN RICHARD COLEMAN**, Late of Southampton Township, Somerset County,

Pennsylvania. Letters 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: **SANDRA M. COLEMAN**, 338 Palo Alto Road, Hyndman, PA 15545
No. 077 Estate 2025
Yelovich Flower & McCoy
DAVID J. FLOWER, Attorney
102 North Kimberly Avenue
Somerset, Pennsylvania 15501 475

EXECUTRIX'S NOTICE

Estate of **JAMES WILSON CUSTER**, a/k/a **JAMES W. CUSTER**, a/k/a **JAMES CUSTER**, Late of Windber 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 **LISA M. CORDER**, Executrix, 4510 Wedewer Way, Woodstock. GA 30188
No. 2025-0066
WILLIAM E. SEGER, Esq. 475

EXECUTORS NOTICE

Estate of **RENA JEAN MOSHOLDER**, deceased, late of Conemaugh Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Jeffrey L. Mosholder, Scott A. Mosholder, and Brian L. Mosholder, Co-Executors, 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,

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without delay to: JEFFREY L. MOSHOLDER, Co-Executor, 102 Patina Drive, Beaufort, SC. 29907; SCOTT A. MOSHOLDER, Co-Executor, 6154 Indiantown Road; Somerset, PA. 15501; BRIAN L. MOSHOLDER, Co-Executor, 2337 Markleton School Road, Rockwood, PA. 15557

No. 00058 Estate 2025
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose 475

EXECUTOR'S NOTICE

Estate of **WALTER R. WYTRWAL**, deceased, Late of Conemaugh Township, Somerset County, Pennsylvania. NOTICE is hereby given that Letters Testamentary on the above estate have been granted to the individual 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: CHERYL L. WYTRWAL, 1123 Wheatfield Dr, Davidsville PA 15928
File No. 56-25-00073

SUSAN MANKAMYER, Esquire
P.O. Box 744
Davidsville, PA 15928
800-453-9027 475

THIRD PUBLICATION

EXECUTORS NOTICE

Estate of **CLYDE H. CUSTER**, deceased, late of Stonycreek Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Edward J. Custer, 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: EDWARD J.

CUSTER, Executor, 1049 South Rosina Ave., Somerset, PA. 15501

No. 00062 Estate 2025
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose 474

EXECUTOR'S -

ADMINISTRATOR'S NOTICE

Estate of **FREDERICK M. KAUFMAN**, Deceased, Late of ROCKWOOD 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: LINDA K. OPPEGARD, Executor, 1117 South Columbia Avenue, Somerset, PA 15501

Reference: No. 55 Estate 2025

Attorney for the estate:
GEORGE B. KAUFMAN, Esq.

P.O. Box 284
Somerset, PA 15501 474

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

ESTATE OF: **DAVID W. LOHR** a/k/a **DAVID WALTER LOHR**, Late of: Summit 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: SUE ANN LOHR - Administrator, C.T.A., 266 Fike Hollow Road, Meyersdale, PA 15552

Estate No. 00057 of 2025

Attorney MARCI L. MILLER
214 East Union Street

Somerset, PA 15501 474

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ESTATE NOTICE

In the Estate of **MARK CARL MEYERS** of the Township of Conemaugh, 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: **CHELSEA MEYERS GRIFFITH**, 2418 Menoher Blvd., Johnstown, PA 15905
DANIEL D. HILL, Esquire
Hill Group Law PC
1730 Lyter Drive
Johnstown, PA 15905 474

EXECUTOR'S-

ADMINISTRATOR'S NOTICE

ESTATE OF: **ANNA O'DONNELL**
a/k/a **ANNA PAULINE O'DONNELL**, 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: **MARY LOUISE ENGLE** – Executrix, 164 Cuba Ext., Meyersdale, PA 15552
Estate No. 00050 of 2025
Attorney **MARCI L. MILLER**
214 East Union Street
Somerset, PA 15501 474

EXECUTOR'S NOTICE

Estate of **LEFERNE J. SAYLOR**, also known as **LEFERNE JUNE SAYLOR**, Deceased, Late of Middlecreek 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: **RICHARD D. SAYLOR**, Executor, 3684 Kingwood Road, Rockwood, Pennsylvania 15557
Estate File No. 56-25-00069
JAMES B. COURTNEY, Esq., Attorney
142 North Court Avenue
P. O. Box 1315
Somerset, PA 15501-0315 474

EXECUTOR'S NOTICE

Estate of **DOLORES J. SPINOS**, a/k/a **DOLORES JEAN SPINOS**, a/k/a **DOLORES SPINOS**, Late of Windber 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 **JAMES A. SPINOS**, Executor, 2801 Graham Avenue, Windber PA 15963
No. 2025-0045
WILLIAM E. SEGER, Esq. 474

ESTATE NOTICE

IN the Estate of **JUDITH ANN VISALLI**, Deceased, Late of Davidsville Borough, 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 against the same will make them known without delay to: **AMERISERV FINANCIAL BANK**

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c/o Sahlaney, Dudeck & Hochfeld
Law Office
939 Menoher Boulevard
Johnstown, PA 15905 474

NOTICE OF TRUST ADMINISTRATION PURSUANT TO 20 Pa.C.S. Section 7756(c)

NOTICE is hereby given of the administration of the **MAX C. MOSHOLDER AND RENA JEAN MOSHOLDER TRUST** dated August 26, 1997. All persons having claims against the Max C. Mosholder and Rena Jean Mosholder Trust dated August 26, 1997, are requested to make known the same to the Trustee named below. All persons indebted to the Max C. Mosholder and Rena Jean Mosholder Trust dated August 26, 1997, are requested to make payment without delay to the Trustee named below: **SOMERSET TRUST COMPANY**, Trustee, 151 West Main Street, Somerset, PA 15501
No. 00058 Estate 2025
Jeffrey L. Berkey, Esquire
Fike, Cascio & Boose 475

EXECUTORS NOTICE and NOTICE OF TRUST ADMINISTRATION PURSUANT TO 20 Pa.C.S. Section 7756(c)

Estate and Living Trust dated February 28, 2023 of **MARK WILLIAM RACE**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to John Tennancour, Executor and John Tennancour having been confirmed as Successor Trustee, all persons indebted to said Estate or Living Trust are requested to make payment, and those having claims or demands against the Estate or Living Trust are to make the same known, without delay to: **JOHN**

TENNANCOUR, Executor/Successor Trustee, 1177 Park Avenue, Suite 5-175, Orange Park, FL. 32073
No. 00068 Estate 2025
JEFFREY L. BERKEY, Esquire
Fike, Cascio & Boose 475

IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

IN RE:

**THE HIGHLANDS GROUP LLC
BANKRUPTCY NUMBER: 24-
70160 JAD**

NOTICE OF SALE TO CREDITORS, BIDDERS, AND OTHER PARTIES IN INTEREST

Notice is hereby given that Christopher M. Frye, Attorney for the Debtor, has filed a Motion for Sale of **Real Estate Free and Divested of Liens**.

The Debtor, The Highlands Group **LLC**, has received an offer of \$400,000.00 for approximately 85 acres of vacant **real** property being known as **424** Country Club Road, Johnstown, PA 15905 in Somerset County, PA and also identified as approximately 85 acres of vacant land near Saylor School Road, which is part of Tax ID # S12-003-056-00 and Identification #2747838. **This** real property is being sold free and clear of liens. A further description and map of the property to **be** sold may be found on the Bankruptcy Court's **EASI website** at <https://www.pawb.uscourts.gov/electronic-access-sales-information-easi>.

A bankruptcy court hearing will be held on April 16, 2025 at 10:00 AM via Zoom via Zoom Link <https://www.zoomgov.com/j/16009283473> for the purpose of passing on said Motion, when and where all objections will be heard, when and where the public is invited, and when **and** where higher and better offers will be accepted.

Additional information is available at **the office** of the Debtor's attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 - Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000. 474

**COMPLAINT IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF SOMERSET
COUNTY, PENNSYLVANIA**

Somerset Trust Company vs. Paul Allen Kreger a/k/a Paul A. Kreger, Deceased; Tammy Kreger, known heir; Benjamin Kreger, known heir; 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,

No. 149 Civil 2025

You have been named as the Defendant in a civil action instituted by Somerset Trust Company in this Court. The action has been instituted to foreclose on a Mortgage dated June 4, 2018, and recorded in the Recorder's Office of Somerset County, Pennsylvania on June 13, 2018, at Record Book Volume 2698, Page 598.

NOTICE

You are hereby notified that you are required to answer the Complaint filed in said action within twenty (20) days from the date of this publication and in default of an Answer, a final Order will be entered against you, whereby you will be forever barred from asserting any lien, right, title, interest or claim to the described premises inconsistent with the interest or claim of the Plaintiff.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim for relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT

SOMERSET LEGAL JOURNAL

**AGENCIES THAT MAY OFFER
LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

SUMMIT LEGAL AID
140 East Fairview Street
Somerset, PA 15501
Telephone: 814-443-4615

SPENCE, CUSTER, SAYLOR,
WOLFE & ROSE, LLC
1067 Menoher Boulevard
Johnstown, Pennsylvania 15905 474

IN THE COURT OF COMMON
PLEAS OF SOMERSET COUNTY,
PENNSYLVANIA

Conemaugh Township Area School
District,
Plaintiff

v.

Somerset Street Railway Company, a corporation,
a/k/a Johnstown & Somerset Railway Company,
a/k/a Johnstown & Somerset Street Railway
Company, and any party claiming by, through, or
under Somerset Street Railway Company, a
corporation, a/k/a Johnstown & Somerset Railway
Company, a/k/a Johnstown & Somerset Street
Railway Company, its successors, assigns
or affiliates, and any other party claiming or
asserting ownership, right, title, or interest,
legal or equitable, adverse to that claimed by
Plaintiff,
Defendants

48 Civil 2025
Action to Quiet Title

The above-captioned Action to Quiet
Title filed by Plaintiff, Conemaugh
Township Area School District, is
requesting an Order from the Court
terminating and extinguishing a forty-
foot (40') wide right-of-way granted
to Somerset Street Railway Company
by Indenture dated June 29, 1915,
which currently encumbers certain

improved real property owned by
Plaintiff, Conemaugh Township Area
School District, located in
Conemaugh Township, Somerset
County, Pennsylvania identified as
Somerset County Tax Parcel Number
S12-006-158-00. Plaintiff alleges that
said right-of-way was and has been
abandoned, and, therefore, Plaintiff is
requesting that the Court enter an
Order declaring that said right-of-way
is permanently terminated and
extinguished.

NOTICE

To: All Defendants named in the
above-captioned matter

If you wish to defend, you must enter
a written appearance personally or by
attorney and file your defenses or
objections in writing with the court
within twenty (20) days from the date
on which this Notice is published.
You are warned that if you fail to do
so the case may proceed without you
and a judgment may be entered
against you without further notice for
the relief requested by the plaintiff.
You may lose money or property or
other rights important to you.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE YOU
WITH INFORMATION ABOUT
HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE**

SOMERSET LEGAL JOURNAL

PERSONS AT A REDUCED FEE
OR NO FEE.

Summit Legal Aid
203 W Union St.
Somerset, PA 15501
Tel. (814) 443-4615

Ronald N. Repak, Esquire
Attorney for Plaintiff
Dillon, McCandless, King Coulter &
Graham, L.L.P.
313 West High Street
Ebensburg, PA 15931
Tel. (814) 478-2220
Email: rrepak@dmkcg.com 474

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: **KEVIN & REBECCA
HUTZELL.**, the taxing authorities of
Jenner Township, or any interested
person.

PLEASE TAKE NOTICE that the
Tax Claim Bureau has received from
TIMOTHY LEAZIER, 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: Kevin & Rebecca Hutzell
ADDRESS: 141 2nd St. P.O. Box 214
Acosta, PA 15520
GRANTOR: Patrick E. McKenna II
LOCATION OF PROPERTY: 141
2nd St. Jenner Township 21-0-016620
DESCRIPTION OF PROPERTY:
LOTS 25 & 38 ACOSTA 2 STY FR
HO
BID AMOUNT: \$3,928.43

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
April 7, 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 474

SOMERSET LEGAL JOURNAL

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

NOTICE OF CORRECTION DATE OF PETITION

TO: **LETOSKY VIVIAN,
LETOSKY RONALD J.**, the taxing
authorities of Shade Township, or any
interested person.

PLEASE TAKE NOTICE that the
Tax Claim Bureau has received from
James R. & Tina M. Buffy, an offer
to purchase the properties 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 properties are identified and
described as follows:

OWNER: (A,B,)Letosky Vivian, (C)
Letosky Ronald J.
ADDRESS: (A,B,C) 1605 School Rd
Cairnbrook, PA 15924
GRANTOR: (A,B) Annie Letosky
EST (C) Theodore R Noon
LOCATION OF PROPERTY:
(A,B,C) Shade Township, (A) 39-0-
009710, (B) 39-0-009720, (C) 39-0-
009700

DESCRIPTION OF PROPERTY: (A)
LOTS 1 & 2 BNG 0.321 A, (B)
LOTS 3 4 & 9 TO 12 & PT LOTS 5
& 14 IN ALL BNG 0.991 A, (C) 0.61
A,
BID AMOUNT: (A) \$1,371.38, (B)
\$1,985.89, (C) \$445.26

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
May 6, 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 474

SOMERSETCOUNTY 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: **ROBERT A MAHLER**, the
taxing authorities of Somerset
Borough, or any interested person.

PLEASE TAKE NOTICE that the

SOMERSET LEGAL JOURNAL

Tax Claim Bureau has received from Somerset County Redevelopment Authority, 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: Robert A Mahler
ADDRESS: 144 Cats Lane,
Hyndman, PA 15545
GRANTOR: Wayne J. Beeghly
LOCATION OF PROPERTY:
Somerset Borough 41-0-009360
DESCRIPTION OF PROPERTY: 1
LOT
BID AMOUNT: \$1,171.85

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 April 21, 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 N01th 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 474

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: **RODNEY HOUSE**, the taxing authorities of Summit Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Timothy Buterbaugh, 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: Rodney House
ADDRESS: 6854 Mt Davis Rd.,
Meyersdale, PA 15552
GRANTOR: Garland O. Durst
LOCATION OF PROPERTY:
Summit Township 46-0-003900
DESCRIPTION OF PROPERTY: 1
Lot BNG 0.16 A, ISTDY FR HO
BID AMOUNT: \$1859.50

SOMERSET LEGAL JOURNAL

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 April 28, 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 475

SOMERSETCOUNTY 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: RODNEY HOUSE, the taxing authorities of Summit Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Timothy Buterbaugh, 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: Rodney House
ADDRESS: 6854 Mt Davis Rd.,
Meyersdale, PA 15552
GRANTOR: Garland O. Durst
LOCATION OF PROPERTY:
Summit Township 46-0-003890
DESCRIPTION OF PROPERTY:
0.17 A
BID AMOUNT: \$518.72

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 April 28, 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 475

NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of

SOMERSET LEGAL JOURNAL

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, MARCH 21, 2025
1:30 P.M.**

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

FIRST PEOPLES COMMUNITY
FEDERAL CREDIT UNION,
vs.

**FRANK E. BELSAR AND
BRENDA M. BELSAR,**

DOCKET NUMBER: 77 Civil 2024
PROPERTY OF: Frank E. Belsar and
Brenda M. Belsar
LOCATED IN: Somerset County, PA
STREET ADDRESS: 515 Felgar
Road, Somerset, PA 15501
BRIEF DESCRIPTION OF
PROPERTY: ALL those certain
parcels of land situate in the
Township of Somerset, County of
Somerset and Commonwealth of
Pennsylvania, being known as Tax
Parcel 420010110
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 2293,
Page 21
TAX ASSESSMENT NUMBER(s):
420010110

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

APRIL 4, 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

MARCH 28, 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 474

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, MARCH 21, 2025
1:30 P.M.**

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

TOWD POINT MORTGAGE TRUST
2017-1, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE
V.

EDWARD L. LOTTIG

SOMERSET LEGAL JOURNAL

DOCKET NUMBER: 105-CV-2023
PROPERTY OF: Edward L. Lottig
LOCATED IN: Elk Lick Township
STREET ADDRESS: RR 1 733
SAINT PAUL RD, MEYERSDALE,
PA 15552
BRIEF DESCRIPTION OF
PROPERTY: 1 STY FR HO ATT
GAR
IMPROVEMENTS THEREON:
Residential Dwelling
RECORD BOOK VOLUME: 1271,
PAGE 803
TAX ASSESSMENT NUMBER(s):
140012070

ALL PARTIES INTERESTED and
claimants are further notified that a
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APRIL 4, 2025

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MARCH 28, 2025

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DUSTIN M. WEIR

Sheriff 474

**NOTICE
SHERIFF'S SALE**

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the Courthouse at Somerset or such
other location as announced prior to
the sale.

**FRIDAY, MARCH 21, 2025
1:30 P.M.**

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

Servbank, SB

vs.

**Denise Davenport, as believed Heir
and/or Administrator to the Estate
of Barbara A. Lubas; Unknown
Heirs, and/or Administrators of the
Estate of Barbara A. Lubas; Pamela
Wentz, as believed Heir and/or
Administrator to the Estate of
Barbara A. Lubas; Loran Wentz, as
believed Heir and/or Administrator
to the Estate of Barbara A. Lubas;
Deborah Samone, as believed Heir
and/or Administrator to the Estate
of Barbara A. Lubas; Greg Wentz,
as believed Heir and/or
Administrator to the Estate of
Barbara A. Lubas**

DOCKET NUMBER: 50427CV2024
PROPERTY OF: Jacob T. Lubas, Jr. and
Barbara A. Lubas
LOCATED IN: Borough of Benson
STREET ADDRESS: 137 Border
Street, Hollsopple, PA 15935
BRIEF DESCRIPTION OF
PROPERTY: Lot of Ground
IMPROVEMENTS THEREON:
Residential Dwelling

SOMERSET LEGAL JOURNAL

RECORD BOOK VOLUME: 2554,
Page 1061
TAX ASSESSMENT NUMBER:
040002210

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

APRIL 4, 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

MARCH 28, 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 474

SOMERSET LEGAL JOURNAL
