

SOMERSET LEGAL JOURNAL

FIRST 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, 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

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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

SECOND 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

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

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

THIRD PUBLICATION

ESTATE NOTICE

Estate of HELEN M. DIEST,
deceased, Late of Berlin 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 to make the same known, without delay to MARK A. GINDLESPERGER, Executor, c/o Carroll Law Offices, 160 West Main Street, P.O. Box 604, Somerset, PA 15501.

No. 35 Estate 2025
William R. Carroll, Esq.
CARROLL LAW OFFICES 473

EXECUTOR'S NOTICE

Re: Estate of **DONALD K. MILLER**, Late of Somerset 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 RICKY KEITH MILLER, Executor, 1196 Cin-d Lane, Somerset, PA 15501

No. 56-25-00046
STEVEN L. MILLER, Esq. 473

**EXECUTOR'S -
ADMINISTRATOR'S**

Estate of **GALEN W. MILLER**, deceased, Late of Somerset 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-Executrix: Ms. ADA SHOCKEY, 1349 Stoystown Road, Friedens, PA 15541; Co-Executrix: JOE L. MILLER, 1847 Geiger Road, Somerset, PA 15501

Reference: No. 049 Estate 2025
Attorney for the estate:
GEORGE B. KAUFMAN, Esq.
P.O. Box 284
Somerset, PA 15501 473

ADMINISTRATOR'S NOTICE

Estate of **JOHN E. STOTLER**, Late of Quemahoning 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: CHRISTINE S. STOTLER, 3358 Lincoln Highway, Stoystown, PA 15563 & MARY LEE STOTLER, P.O. Box 106, Stoystown, PA 15563
No. 543 Estate 2024

Yelovich Flower & McCoy
DAVID J. FLOWER, Attorney
102 North Kimberly Avenue
Somerset, Pennsylvania 15501 473

**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

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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

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: William Hunter., the taxing authorities Addison Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from William Augustine, 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: William Hunter
ADDRESS: 239 W Clifton Pl., Beverly Hills, Fl 34465
GRANTOR: Florida Lakeshore Dev Corp
LOCATION OF PROPERTY:
Addison Township (02-0-007420)
DESCRIPTION OF PROPERTY: Lot 11 Unit 8 Block 1
BID AMOUNT: \$859.29

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 14, 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 473

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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 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

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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 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

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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

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, 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

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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

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, 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

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 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

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, MARCH 21, 2025

SOMERSET LEGAL JOURNAL

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

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
