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ESTATE NOTICES**

*Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

*Contact information for attorneys who are members of the Westmoreland Bar Association is available online at [www.westbar.org/attorneys](http://www.westbar.org/attorneys) or by calling 724-834-6730.*

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**FIRST PUBLICATION**

---

DOLORES ARGIRO, a/d, DOLORES R ARGIRO, late of East Huntingdon Township, Westmoreland County, PA

Exrx.: Roxanne Argiro  
524 Park Ave  
Scottdale PA 15683  
Atty.: James S. Lederach

BETTY P BARRON, a/d, KATHRYN BARRON, a/d, BETTY BARRON, late of Mount Pleasant Township, Westmoreland County, PA

Exr.: Kurt R Barron  
1884 Calico Road  
French Creek WV 26218  
Atty.: George V. Welty  
Welty & Welty LLP

JOYCE P BREWER, late of Salem Township, Westmoreland County, PA

Exr.: Edgar J Brewer  
251 Porter Run Rd  
Greensburg PA 15601

WALTER BRINKER, late of City of Greensburg, Westmoreland County, PA

Exrx.: Sandra Fink  
5225 Fairmeadow Drive  
Sylvania OH 43560

ROBERT E BUCCI SR, a/d, ROBERT E BUCCI, late of Vandergrift Borough, Westmoreland County, PA

Admrs.: Dana Casella  
1352 Martin Rd  
Apollo PA 15613  
Robert E Bucci Jr  
351 Sunrise Dr  
Leechburg PA 15656  
Atty.: Preston T Younkins  
Law Offices of Preston Younkins  
200 N Jefferson St  
Kittanning PA 16201

DIANE E DONALDSON, late of Ligonier Borough,  
Westmoreland County, PA  
Exr.: David M Donaldson  
3921 SR 711  
Ligonier PA 15658  
Atty.: Del P Nolfi III  
Ligonier Law

---

SAMUEL FEBBRAIO, a/d, SAMUEL N FEBBRAIO, late of  
City of Lower Burrell, Westmoreland County, PA  
Exrx.: Michelene M Ross  
1228 Markle Road  
Leechburg PA 15656  
Atty.: Dennis F Scarpiniti  
2120 Freepport Road, Suite 4  
Lower Burrell PA 15068

---

ALLEN THOMAS FISHER JR, late of Bolivar Borough,  
Westmoreland County, PA  
Admrx.: Katrina Fisher  
700 Lincoln St, PO Box 281  
Bolivar PA 15923  
Atty.: Bryan S Neiderhiser  
Marcus & Mack  
57 S. 6th St  
Indiana PA 15701

---

JAMES W GAMBLE JR, late of Ligonier Borough,  
Westmoreland County, PA  
Exr.: Stuart G Matson  
354 Knupp Rd  
Bolivar PA 15923  
Atty.: Douglas J. Welty  
Welty & Welty LLP

---

EDYTHE ROSE GILBREATH, late of Unity Township,  
Westmoreland County, PA  
Exr.: Derwin Gilbreath  
142 Deer Creek Dr  
Mount Pleasant PA 15666  
Atty.: Stephen F Ban  
Metz Lewis Brodman Must O'Keefe LLC  
444 Liberty Ave, Ste 2100  
Pittsburgh PA 15222

---

DONNA LEE GILLIS, a/d, DONNA L GILLIS, late of Derry  
Borough, Westmoreland County, PA  
Exr.: William E Gillis  
904 Arberdeen Drive  
Greensburg PA 15601  
Atty.: Ryan P Cribbs  
Nakles and Nakles

---

ERNEST O HAHN JR, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exr.: Brian E Hahn  
3820 Marlmount Way  
Weirton WV 26062  
Atty.: Timothy J Giltinan  
603 Stanwix Street, Suite 1679  
Pittsburgh PA 15222

FRANCES A HAMILTON, a/d, FRANCES ANN HAMILTON,  
late of Avonmore Borough, Westmoreland County, PA  
Exrcs.: Tressa Hitchcock  
230 Pine Circle Drive  
Apollo PA 15613  
Sania Hamilton  
621 Westmoreland Avenue  
Avonmore PA 15618  
Atty.: Larry D. Loperfito  
Geary, Loperfito & Generelli, LLC

---

RANDALL JAMES HASER, late of City of Lower Burrell,  
Westmoreland County, PA  
Admr.: Tyler J Haser  
521 Meadowvale Drive  
Cheswick PA 15024  
Atty.: John E. Pallone

---

DALE RICHARD HAYDEN, late of South Greensburg  
Borough, Westmoreland County, PA  
Admrx.: Alison K Klosnick  
2156 Wood Street  
Latrobe PA 15650

---

MARY E HENRY, a/d, MARY HENRY, late of Municipality of  
Murrysville, Westmoreland County, PA  
Admrx.: Kathleen M Ludwiczak  
3885 Brookside Lane  
Murrysville PA 15668  
Atty.: Molly M Creenan

---

MARJORIE JANE HOLLIS, late of East Huntingdon  
Township, Westmoreland County, PA  
Exrx.: Sharon Lee Beatty  
PO Box 111  
White PA 15490  
Atty.: Timothy J Witt  
Watson Mundorff & Sepoc, LLP  
720 Vanderbilt Rd  
Connellsville PA 15425

---

RUTH JEFFERSON, a/d, RUTH A JEFFERSON, a/d, RUTH  
ANN JEFFERSON, late of City of Arnold, Westmoreland  
County, PA  
Exrcs.: Roulette Price  
2914 Stafford St  
Pittsburgh PA 15204  
Roxann C Davis  
2022 Victoria Ave  
Arnold PA 15068  
Atty.: Samuel R Coury

---

SYLVESTER J LACEY JR, a/d, SYLVESTER JOSEPH  
LACEY JR, a/d, SYLVESTER LACEY, late of North  
Huntingdon Township, Westmoreland County, PA  
Exr.: Christopher J Lacey  
PO Box 169  
Acme PA 15610  
Atty.: Linda Broker  
Law Office of Linda Broker

JANICE E LEECH, late of North Huntingdon Township,  
Westmoreland County, PA  
Exr.: Jodi S Schricker  
1029 Sarah Drive  
North Versailles PA 15137  
Atty.: Tyler J Jones

---

HARRY A LIVENGOOD, late of East Huntingdon Township,  
Westmoreland County, PA  
Exr.: Ralph E Jacquillard  
221 S. Davis Street  
Beverly Hills FL 34465  
Atty.: Paul E. Toohey

---

KATHERINE B MAIN, a/d, KATHERINE MAIN, late of City of  
Jeannette, Westmoreland County, PA  
Admrx. c.t.a.: Margaret R Watson  
804 9th Street  
Irwin PA 15642  
Atty.: Patricia L. Elliott-Rentler  
11 North Main Street  
Greensburg PA 15601

---

CHRISTOPHER ADAM MALIK, a/d, CHRISTOPHER A  
MALIK, late of Hempfield Township, Westmoreland  
County, PA  
Admrx.: Samantha Ann Malik  
68 Barnhart Road  
Greensburg PA 15601  
Atty.: Richard M Conte  
Pine Center Suite Two, 2090 Harrison Avenue  
Jeannette PA 15644

---

JACK MANCUSO, a/d, JACK H MANCUSO, late of City of  
Greensburg, Westmoreland County, PA  
Exr.: Tanya D Ratchford  
142 Emerald Drive  
Ebensburg PA 15931  
Atty.: Joseph Massaro  
Massaro Law LLC

ESTHER P MASCHERMA, late of City of Greensburg,  
Westmoreland County, PA  
Exr.: Louis V Mascherma  
533 Sunview Circle  
Latrobe PA 15650  
Atty.: John M Elias  
Elias Legal

---

ROBERT M MAZGAJ, a/d, ROBERT MAZGAJ, late of City  
of Lower Burrell, Westmoreland County, PA  
Exrs.: Paul Mazgaj  
313 Craigdell Rd  
Lower Burrell PA 15068  
Dorothy Mazgaj  
2541 Elcor Dr  
New Kensington PA 15068  
Atty.: Samuel R Coury

---

JUNE E MCILNAY, late of Unity Township, Westmoreland  
County, PA  
Exr.: James S McInay  
1449 Darlington Road  
Ligonier PA 15658  
Atty.: J. Dustin Barr

---

LEON M MILES, a/d, LEON MARTIN MILES, late of  
Hempfield Township, Westmoreland County, PA  
Exr.: Eric Elia Bononi  
20 N. Pennsylvania Avenue  
Greensburg PA 15601  
Atty.: Keegan E. Miller  
Bononi & Company, PC

---

CHRISTAL S MILLIRON, late of City of Jeannette,  
Westmoreland County, PA  
Admrx.: David Milliron  
508 Locust Street  
New Kensington PA 15068  
Atty.: April M Schachtner  
Ward & Christner

THOMAS E MIMIDIS, a/d, THOMAS E MIMIDIS SR, late of Rostraver Township, Westmoreland County, PA  
Admrs. c.t.a.: Thomas Mimidis Jr  
2 Patricia Street  
Charleroi PA 15022  
Cynthia Snyder  
273 Grandview Way  
Charleroi PA 15022  
Atty.: Richard C Mudrick  
300 Fallowfield Avenue  
Charleroi PA 15022

---

JOHN A MOLT, a/d, J A MOLT, a/d, JOHN ARTHUR MOLT, a/d, JOHN MOLT, late of Penn Township, Westmoreland County, PA  
Exrx.: Jennifer Wagner  
115 Orchard Drive  
Trafford PA 15085  
Atty.: Robert J. Specht  
Morocco Morocco & Specht PC

---

TERRY M MURPHY, a/d, TERRY MARTIN MURPHY, late of Ligonier Borough, Westmoreland County, PA  
Exr.: Sean C Murphy  
2312 McNary Blvd  
Pittsburgh PA 15235  
Atty.: Jessica L. Rafferty  
Rafferty Legal

---

ROBERT E PATTERSON, late of Derry Township, Westmoreland County, PA  
Exr.: James G Patterson  
45 Webster Street  
Newport RI 02840  
Atty.: McKenna Adams  
1150 Old Pond Road  
Bridgeville PA 15017

---

JOHN M PISULA JR, late of Mount Pleasant Borough, Westmoreland County, PA  
Admr.: John Barnes  
512 N 4th Street  
Jeannette PA 15644  
Atty.: Debra L Cribbs

---

LENA DORA PUGLIESE, a/d, LENA D PUGLIESE, a/d, HELEN DORA PUGLIESE, late of Derry Township, Westmoreland County, PA  
Admrx.: Ursula M Adams  
PO Box 23, 317 Peters Road  
Ligonier PA 15658  
Atty.: Kevin P. Leonard  
Leonard & Leonard

---

FRANKLIN REMALEY, a/d, FRANK REMALEY, a/d, FRANKLIN J REMALEY, late of North Huntingdon Township, Westmoreland County, PA  
Exr.: Lou Ann Youhon  
610 Semple Drive  
North Huntingdon PA 15642  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

---

SHIRLEY A ROZIK, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Celeste Medley  
1142 Greenhill Rd  
Arnold MD 21012  
Atty.: James A. Horchak  
Quatrini Law Group, PC

---

KIMBERLY D SHAY, a/d, KIM SHAY, a/d, KIMBERLY DAWN SHAY, late of Hempfield Township, Westmoreland County, PA  
Exr.: William F Shay  
1119 Chambers Ave Ext  
Jeannette PA 15644

---

SHIRLEY W SPICHER, a/d, SHIRLEY EVELYN SPICHER, a/d, SHIRLEY WALLACE SPICHER, a/d, SHIRLEY E SPICHER, late of Mount Pleasant Township, Westmoreland County, PA  
Exr.: Richard R Wallace  
1039 Saybrook Drive  
Greensburg PA 15601  
Atty.: Del P Nolfi III  
Ligonier Law

---

VIRGINIA LEE SPROWLS, a/d, VIRGINIA SPROWLS, a/d, VIRGINIA L SPROWLS, late of Trafford Borough, Westmoreland County, PA  
Exr.: Jay T Sprowls  
2279 Tilbrook Road  
Monroeville PA 15146  
Atty.: Robert J. Specht  
Morocco Morocco & Specht PC

---

JAMES ALAN TREMMEL, a/d, JAMES A TREMMEL, late of Mount Pleasant Borough, Westmoreland County, PA  
Admr.: Michael Tremmel  
216 West Smithfield Street  
Mount Pleasant PA 15666  
Atty.: James S. Lederach

---

SHIRLEY ANN WASHABAU, a/d, SHIRLEY A WASHABAU, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Teresa L Capasso  
301 Iron Bite Road  
Tarrs PA 15688  
Atty.: Christina M Dubosky

---

JACK ALLEN WELLS, a/d, JACK A WELLS, late of Mount Pleasant Borough, Westmoreland County, PA  
Exrx.: Darla A Barnes  
28512 Sicily Loop  
Bonita Springs FL 34135  
Atty.: Christine Brown Murphy  
111 W McMurray Road  
Canonsburg PA 15317

---

MARTHA A WILSON, a/d, MARTHA ANN WILSON, late of North Huntingdon Township, Westmoreland County, PA  
Exr.: Thomas M Tomasic  
271 Woodside Road  
North Huntingdon PA 15642  
Atty.: James M Duffy  
Myers Duffy Dansak & Clegg

ADELYN BARBARA ZEBRACKI, late of Allegheny Township, Westmoreland County, PA  
Admr.: Mark A Zebracki  
894 State Route 356  
Leechburg PA 15656  
Atty.: Michael J Pater  
Charlton Law  
617 S Pike Rd  
Sarver PA 16055

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## SECOND PUBLICATION

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JUSTIN M BIRTY, a/d, JUSTIN MICHAEL BIRTY, late of City of Arnold, Westmoreland County, PA  
Admr.: Deborah Nader  
644 Frank Drive  
New Kensington PA 15068  
Atty.: Jennifer Enciso  
Jenciso Law  
322 North Shore Drive, Ste 263  
Pittsburgh PA 15212

ROBERT M CLARK, late of Ligonier Borough, Westmoreland County, PA  
Admr. c.t.a.: Donald G Straitiff  
1799 Park Ridge Court  
Howell MI 48843  
Atty.: Del P Nolfi III  
Ligonier Law

THOMAS J COMPTARON, a/d, THOMAS COMPTARON, a/d, THOMAS JOSEPH COMPTARON, late of Delmont Borough, Westmoreland County, PA  
Exrx.: Susan A Summerhill  
4827 Christy Rd  
Murrysville PA 15668  
Atty.: Molly M Creenan

RUTH ANN COWAN, late of Derry Township, Westmoreland County, PA  
Exrx.: Lora L Johnson  
203 East 2nd Ave  
Latrobe PA 15650  
Atty.: Timothy J Scelsi

JAMES BRIAN CROSBY, a/d, JAMES B CROSBY, late of Penn Township, Westmoreland County, PA  
Exr.: Michael James Crosby  
706 McArthur Dr  
Greensburg PA 15601  
Atty.: Adam J Long  
Long & Long

---

ULRIKE M EMILIO, late of Unity Township, Westmoreland County, PA  
Exr.: John E Sumej  
PO Box 475  
Yukon PA 15698

---

VIRGINIA GOODLIN, a/d, VIRGINIA LEE GOODLIN, a/d, VIRGINIA L GOODLIN, late of Penn Township, Westmoreland County, PA  
Exr.: Scott W Goodlin  
20514 SW 5th Street  
Pembroke Pines FL 33029  
Atty.: Kim R. Houser  
Mears, Smith, Houser & Boyle, P.C.

---

KATHY L GORDON, late of Municipality of Murrysville, Westmoreland County, PA  
Admr.: Laurie L Payton  
528 Burgley Avenue  
Lower Burrell PA 15068  
Atty.: Gino F. Peluso

---

NANCY L HILDENBRAND, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Deborah Baughman  
112 Gates Ln  
Greensburg PA 15601  
Atty.: Eric E. Bononi  
Bononi & Company PC

---

SHIRLEY M HOOK, late of Derry Township, Westmoreland County, PA  
Exrs.: Kathleen L Brinker  
2018 Sloan Ave  
Latrobe PA 15650  
John A Hook  
1318 Spring St  
Latrobe PA 15650  
Atty.: Daniel C. Hudock

PAUL A JOHNSON, late of Ligonier Township,  
Westmoreland County, PA  
Exrx.: Jerona M Johnson  
561 Four Mile Run Road  
Ligonier PA 15658  
Atty.: Mark L. Sorice  
Sorice Law LLC

---

EDWARD J KARASINSKI, a/d, EDWARD KARASINSKI,  
late of Hempfield Township, Westmoreland County, PA  
Exrx.: Julie Schneider  
4106 Haldane Street  
Pittsburgh PA 15207

---

EDWARD M LASKOSKI, a/d, EDWARD MARION  
LASKOSKI, late of Ligonier Township, Westmoreland  
County, PA  
Exrx.: Susan Laskoski-Smith  
4687 State Route 982  
Latrobe PA 15650  
Atty.: George V. Welty  
Welty & Welty LLP

---

STANLEY P LENHART, a/d, STANLEY PAUL LENHART,  
late of North Huntingdon Township, Westmoreland  
County, PA  
Exrx.: Patricia M Lenhart  
513 McMahan Drive  
North Huntingdon PA 15642  
Atty.: George Allen Butler  
Mahady & Mahady

---

JOSEPH H MAINS, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Diana Auen  
5846 Calumet Court  
Crestview FL 32536

---

FREDERICK C MALJAN, a/d, FRED C MALJAN, a/d, FRED  
MALJAN, late of Derry Township, Westmoreland County,  
PA  
Exrx.: Marsha A Maljan  
913 West First Avenue  
Derry PA 15627  
Atty.: Gregory C. Moore  
Moore Becker Smarto & Acosta P.C.

---

JULIA F MALJAN, a/d, JULIA MALJAN, a/d, JULIA F  
KOHUTH, a/d, JULIA K MALJAN, late of Derry Township,  
Westmoreland County, PA  
Exrx.: Marsha A Maljan  
913 West First Avenue  
Derry PA 15627  
Atty.: Gregory C. Moore  
Moore Becker Smarto & Acosta P.C.

---

JOSEPH WILLIAM MEYER, a/d, JOSEPH W MEYER, late  
of Riverside, CA  
Ancillary Exrx.: Janet Marie Broder  
20046 Echo Blue Drive  
Penn Valley CA 95946  
Atty.: Jeanine M Franciscus  
647 Allegheny Avenue, Suite 100  
Oakmont PA 15139

WILLIAM J MULVIHILL, late of New Florence Borough,  
Westmoreland County, PA  
Admrx.: Mattie Jo Mulvihill  
664 Griffith Road  
Seward PA 15954  
Atty.: Kim R. Houser  
Mears, Smith, Houser & Boyle, P.C.

---

ELSIE DOLORES PAINTER, a/d, E DOLORES PAINTER,  
a/d, ELSIE D PAINTER, late of Municipality of  
Murrysville, Westmoreland County, PA  
Exrx.: Jackie L Painter  
1884 Ridge Rd  
Jeannette PA 15644  
Atty.: Scott A Fatur  
43 Greensburg Street, Suite C  
Delmont PA 15626

---

CHARLES PEDEN, a/d, CHARLES P PEDEN, a/d,  
CHARLES P PEDEN JR, a/d, CHARLES PATRICK  
PEDEN, late of South Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Susanna K Hixson  
302 Kelly Road  
Ruffs Dale PA 15679  
Atty.: Robert J. Specht  
Morocco Morocco & Specht PC

---

CARMEN D SANTILLO, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exr.: Donald P Santillo  
220 Echo Ridge Road  
Apollo PA 15613  
Atty.: Charles Hergenroeder III  
Hergenroeder Rega & Sommer LLC  
650 Smithfield Street, Suite 1700  
Pittsburgh PA 15222-3913

---

KEVIN L SISLEY, late of North Huntingdon Township,  
Westmoreland County, PA  
Admrx.: Marsha Sisley  
14111 Torie Drive  
Irwin PA 15642  
Atty.: Daniel F Bekavac Jr  
400 Market Street  
Elizabeth PA 15037

---

CATHERINE LEE SMITH, a/d, CATHERINE SMITH, a/d,  
CATHERINE L SMITH, late of North Huntingdon  
Township, Westmoreland County, PA  
Admrx.: Kelly A Schaffer  
61 Main Street  
North Huntingdon PA 15642  
Atty.: Jerome L Tierney  
10531 Center Highway  
North Huntingdon PA 15642

---

GEARY L SMITH, a/d, GEARY SMITH, a/d, GEARY  
LEE SMITH, late of North Huntingdon Township,  
Westmoreland County, PA  
Exr.: Jeffrey S Smith  
1009 Tulip Drive  
Harrison City PA 15636

ALVA JOHN STINEBISER, a/d, ALVA J. STINEBISER, late  
of Youngwood Borough, Westmoreland County, PA  
Admr.: Nicole Stinebiser  
123 Eagle Crest Lane  
Youngwood PA 15697  
Atty.: Christina M Dubosky

DORIS R SWEARMAN, late of Hempfield Township,  
Westmoreland County, PA  
Exr.: Hugh Alex Swearman  
10179 Washington Avenue  
North Huntingdon PA 15642  
Atty.: Tyler J Jones

ANTOINETTE TRAINI, late of Penn Township,  
Westmoreland County, PA  
Exrx.: Rose Ann Traini  
121 Warrior Court  
Harrison City PA 15636  
Atty.: William C Price Jr  
2005 Noble Street  
Swissvale PA 15218

---

### THIRD PUBLICATION

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LINDA M ALIBERTI, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exrx.: Deanna Aliberti Harman  
4004 Dublane Court  
Murrysville PA 15668  
Atty.: William F Dannhardt  
85B Universal Road  
Pittsburgh PA 15235

HENRY A ALGERI, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Diane M Weber  
922 Lowber Rd  
Irwin PA 15642  
Atty.: Brenda B Sebring  
Sebring & Associates

STANLEY F ANGELCYK, a/d, STANLEY ANGELCYK, late  
of West Newton Borough, Westmoreland County, PA  
Exr.: Stephen Angelcyk  
3033 Angelcyk Road  
West Newton PA 15089  
Atty.: Matthew Makoski  
319 S. Maple Avenue  
Greensburg PA 15601

JOHN M BLUHM, late of East Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Marion Soberdash  
1010 Arthur Ave  
Scottdale PA 15683  
Atty.: Christopher Skovira  
Avolio Law Group

ROBIN A CACKOWSKI, a/d, ROBIN YOKOPENIC, a/d,  
ROBIN CACKOWSKI, late of City of Latrobe,  
Westmoreland County, PA  
Exrx.: Katrin Fieser  
427 Walnut Ave  
Greensburg PA 15601  
Atty.: Jessica L. Rafferty  
Rafferty Legal

EDWARD B COLLINS, a/d, EDWARD BROWNING  
COLLINS, late of Hempfield Township, Westmoreland  
County, PA  
Exr.: Edward B Collins Jr  
214 Kunkle Acres Lane  
Latrobe PA 15650  
Atty.: Barry J Palkovitz  
1966 Lincoln Way, Suite 200  
White Oak PA 15131

MARY LOUISE DIAS, late of Derry Township, Westmoreland  
County, PA  
Exr.: Daniel J Dias  
132 Pump Station Road  
New Alexandria PA 15670  
Atty.: Ryan P Cribbs  
Nakles and Nakles

ANDREW JEROME DIBERNARDO, late of Hempfield  
Township, Westmoreland County, PA  
Admr.: Jerome R DiBernardo  
44 Milbee Road  
Greensburg PA 15601  
Atty.: Todd T Turin  
Turin DeMatt & Cavanaugh PC

ANITA L DUDA, a/d, ANITA LOUISE DUDA, late of Mount  
Pleasant Township, Westmoreland County, PA  
Exrx.: Christin L Klejka  
172 Lazy K Lane  
Mount Pleasant PA 15666  
Atty.: Michael A. Johnson

VAL S FERRETTI, a/d, VAL SAMUEL FERRETTI, late of  
City of Greensburg, Westmoreland County, PA  
Exr.: William C McGuirk  
P.O. Box 693  
Greensburg PA 15601  
Atty.: Mark L. Sorice  
Sorice Law LLC

GEORGIANN FLANIGAN, a/d, GEORGIANN S FLANIGAN,  
late of Hempfield Township, Westmoreland County, PA  
Exr.: Eric E Dawson  
308 Wildwind Drive  
Rostraver Township PA 15012  
Atty.: Richard C Mudrick  
300 Fallowfield Avenue  
Charleroi PA 15022

SANDRA LYNN FONTANA, a/d, SANDRA FONTANA, a/d, SANDRA L FONTANA, late of Penn Township, Westmoreland County, PA  
Admr.: Renee L Bittner  
43 Dover Road  
Irwin PA 15642  
Atty.: Sandra E. Davis  
DeBernardo Antoniono McCabe Davis

---

E ALTON GOODLIN, a/d, ELMER ALTON GOODLIN, late of New Alexandria Borough, Westmoreland County, PA  
Exrx.: Susan Ludwig  
PO Box 101  
New Alexandria PA 15670  
Atty.: Vincent J. Finoli  
Finoli Law LLC

---

REBECCA L JOHNSON, late of South Greensburg Borough, Westmoreland County, PA  
Exrx.: Gretchin Bitner  
20421 Anchor Circle  
Huntington Beach CA 92646  
Atty.: Mark L. Sorice  
Sorice Law LLC

---

SHERMAN JOHNSON, a/d, SHERMAN G JOHNSON, late of East Huntingdon Township, Westmoreland County, PA  
Admr.: Andrew Johnson  
11 Braddock Road Avenue  
Mount Pleasant PA 15666  
Atty.: Donald C Rega  
Latrobe Law Associates, LLC  
206 Weldon Street  
Latrobe PA 15650

---

SAMUEL EARL KISTLER, late of Penn Township, Westmoreland County, PA  
Admr.: Samuel Eric Kistler  
4013 Chieftan Road  
Irwin PA 15642  
Atty.: Robert P. Domenick  
826 Lowry Avenue  
Jeannette PA 15644

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MARY E. KROPP, late of East Huntingdon Township, Westmoreland County, PA  
Admrs.: Roger A. Kropp II  
714 Broadford Rd  
Connellsville PA 15425  
Stacey R. Snyder  
307 Cherry St, PO Box 44  
Alverton PA 15612  
Andrea M. Roberts  
2384 Route 981  
Alverton PA 15612  
Atty.: Matthew R. Schimizzi

JAMES M KUZIR, late of North Huntingdon Township, Westmoreland County, PA  
Exrcs.: Kristy R Boone  
1009 Shearwater Dr  
Norristown PA 19403  
Kelly M Moss  
204 Oxford Hill Ln  
Downingtown PA 19335  
Atty.: Dennis A Uram  
Dennis A Uram, Attorney At Law  
342 Forest Grove Rd  
Coraopolis PA 15108

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SEBASTIAN F LONIGRO, a/d, SEBASTIAN S LONIGRO, late of East Huntingdon Township, Westmoreland County, PA  
Exrx.: Nola J Lonigro  
208 Paul Drive  
Mount Pleasant PA 15666  
Atty.: Richard A Husband  
208 S Arch Street, Suite 2  
Connellsville PA 15425

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MARY R LUNDQUIST, a/d, MARY REBECCA LUNDQUIST, late of Ligonier Township, Westmoreland County, PA  
Exr.: Paul Lundquist  
164 Club Manor Rd  
Latrobe PA 15650  
Atty.: CJ Engel  
Swensen & Perer  
310 Grant St, Ste 1400  
Pittsburgh PA 15219

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DAVID M MAZIK SR, a/d, DAVID M MAZIK, a/d, DAVID MATTHEW MAZIK SR, late of Export Borough, Westmoreland County, PA  
Admr.: Gregory C Moore  
121 West Second Street  
Greensburg PA 15601  
Atty.: Elizabeth A Becker  
Moore Becker Smarto & Acosta, P.C.  
121 West Second St  
Greensburg PA 15601

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ELEANOR B MCCAMANT, a/d, ELEANOR A MCCAMANT, a/d, ELEANOR ANN MCCAMANT, late of City of Greensburg, Westmoreland County, PA  
Exrcs.: Kim E Brown  
14140 Roberta Drive  
North Huntingdon PA 15642  
Deborah J Miskis  
1120 Grant Avenue  
Irwin PA 15642  
Atty.: Todd T Turin  
Turin DeMatt & Cavanaugh PC

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LOUIS DALE OWENS, a/d, LOUIS D OWENS, late of Unity Township, Westmoreland County, PA  
Exr.: Daniel J Owens  
1058 High Meadows Court  
Latrobe PA 15650  
Atty.: Jenna Miller  
Penn Liberty Law, LLC



HELEN PALCHAK, a/d, HELEN O PALCHAK, late of  
Trafford Borough, Westmoreland County, PA  
Admrx.: Barbara A Damits  
154 E. Homewood Avenue  
Trafford PA 15085  
Atty.: Robert J. Specht  
Morocco Morocco & Specht PC

MELANIE A PEARCE, late of North Belle Vernon Borough,  
Westmoreland County, PA  
Exr.: Edward C Pearce  
1810 Scenery Drive  
Rostraver Township PA 15012  
Atty.: Herman J Bigi  
337 Fallowfield Avenue  
Charleroi PA 15022-1406

JACK LEE THOMPSON SR, late of Mount Pleasant  
Township, Westmoreland County, PA  
Exr.: Lisa M Thompson  
104 Kitty Lane  
Acme PA 15610  
Atty.: Marvin D. Snyder Jr.  
Echard & Snyder

ELIZABETH J URICK, a/d, ELIZABETH URICK, late of  
Municipality of Murrys ville, Westmoreland County, PA  
Exr.: Donald A Albensi  
4385 Old William Penn Hwy  
Murrys ville PA 15668  
Atty.: Frank E Yourick Jr  
PO Box 189  
Murrys ville PA 15668

THEODORE J WOJKOWSKI, a/d, THEODORE JOHN  
WOJKOWSKI, late of West Newton Borough,  
Westmoreland County, PA  
Exr.: Christine Cherup  
28 Boes Drive  
West Newton PA 15089  
Atty.: Keegan E. Miller  
Bononi & Company, PC

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## LEGAL NOTICES

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

In re  
GUARDIAN ELDER CARE AT  
JOHNSTOWN, LLC, d/b/a/ RICHLAND  
HEALTHCARE AND REHABILITATION  
CENTER, *et al.*,  
Debtors/Movants.<sup>1</sup>

Chapter 11

Case No. 24-70299 (JAD)

Jointly Administered

**Related to Docket Nos. 204 and 376**

**NOTICE OF PROPOSED SALE OF  
SUBSTANTIALLY ALL OF OWNED  
FACILITIES DEBTORS' ASSETS, BID  
PROCEDURES, AUCTION, AND SALE  
HEARING**

**PLEASE TAKE NOTICE** that the Debtors,  
by and through their undersigned counsel,  
sought approval from the United States  
Bankruptcy Court for the Western District of  
Pennsylvania (the "**Court**") to effectuate the  
sale of substantially all of the Debtors' assets,  
other than Excluded Assets [Docket. No. 204]  
(the "**Motion**").

**PLEASE TAKE FURTHER NOTICE** that,  
pursuant to the Motion, the Debtors seek  
to sell substantially all of their assets (the  
"**Purchased Assets**") to the Stalking Horse  
Bidders or any other Successful Bidder, free  
and clear of all liens, claims, encumbrances,  
and other interests to the fullest extent  
permitted under 11 U.S.C. § 363(f) and other  
applicable law. For ease of reference, the  
Debtors are identified below by reference to  
the nursing facilities they respectively own  
and operate:

**Debtor(s):** Guardian Elder Care at Beaver  
Falls, LLC, GEC Beaver Falls Real Estate,  
LLC. **Relevant Owned Facility:** Beaver  
Valley Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at Bethel  
Park, LLC, GEC Bethel Park Real Estate, LLC.  
**Relevant Owned Facility:** Meadowcrest  
Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at  
Brockway, LLC, GEC Highland View, LP.

**Relevant Owned Facility:** Highland View Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at Fairmont, LLC, GEC Fairmont Real Estate, LLC. **Relevant Owned Facility:** Fairmont Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at Greensburg, LLC, GEC Greensburg Real Estate, LLC. **Relevant Owned Facility:** Oak Hill Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at Lower Burrell, LLC, GEC Lower Burrell Real Estate, LLC. **Relevant Owned Facility:** Belair Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at Monongahela, LLC, GEC Monongahela Real Estate, LLC. **Relevant Owned Facility:** Havencrest Healthcare and Rehabilitation Center

**Debtor(s):** Guardian Elder Care at Munhall, LLC, GEC Munhall Real Estate, LLC. **Relevant Owned Facility:** Eldercrest Healthcare and Rehabilitation Center

**PLEASE TAKE FURTHER NOTICE** that on September 6, 2024, the Court entered the Order (I) Approving Bid Procedures for Sale of Substantially All of Owned Facilities Debtors' Assets, other than Excluded Assets, Free and Clear of All Liens, Claims, Encumbrances, and Interests, (II) Approving Stalking Horse Bid Protections, (III) Scheduling Auction for and Hearing to Approve Sale of Substantially All of Owned Facilities Debtors' Assets, (IV) Approving Form and Manner of Notice of Sale, Auction, and Sale Order Hearing, (V) Approving Assumption and Assignment Procedures, and (VI) Granting Related Relief [Docket No. 376] (the "**Bid Procedures Order**").<sup>2</sup> The Bid Procedures Order approved the bid procedures (the "**Bid Procedures**") attached as **Exhibit 1** to the Bid Procedures Order. The Bid Procedures set the key dates and times related to the sale of the Purchased Assets and assumption and assignment of the executory contracts and unexpired leases.

**PLEASE TAKE FURTHER NOTICE** that copies of the Bid Procedures Order, all related exhibits, including the Bid Procedures, and any other filings related to the foregoing, are available for free on the website of Debtors' notice agent, Omni Agent Solutions, Inc., at <https://omniagentsolutions.com/Guardian>.

**PLEASE TAKE FURTHER NOTICE** that the deadline by which all Qualified Bids for the Purchased Assets must be actually received by the parties specified in the Bid Procedures is **October 2, 2024, at 5:00 p.m. (prevailing Eastern Time)**.

**PLEASE TAKE FURTHER NOTICE** that, pursuant to the terms of the Bid Procedures Order, if one or more Qualified Bids (in addition to the Stalking Horse Bid) are received by the Bid Deadline, an auction ("**Auction**") to sell the Purchased Assets will take place at 10:00 a.m. (prevailing Eastern Time) on **October 10, 2024** at the offices of: (a) Saul Ewing LLP, One PPG Place, Suite 3010, Pittsburgh, PA 15222, or (b) such other location, in each case as the Debtors designate and shall be timely communicated to all persons entitled to attend the Auction. The Debtors may cancel the Auction pursuant to the Bid Procedures.

**PLEASE TAKE FURTHER NOTICE** that, if the Debtors do not timely receive more than one Qualified Bid, the Debtors will not conduct the Auction and, instead, will (a) file a notice with the Court identifying the Stalking Horse Agreements as the Successful Bid for the Purchased Assets and (b) promptly seek the Court's approval of the sale of the Purchased Assets to the Stalking Horse Bidders, free and clear of all liens, claims, encumbrances, and other interests to the fullest extent permitted under 11 U.S.C. § 363(f) and other applicable law.

**PLEASE TAKE FURTHER NOTICE** that a hearing will be held to approve the sale of the Purchased Assets to the Successful Bidder (the "**Sale Hearing**") before the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom D, U.S. Steel Building, 600 Grant St., 54th Fl., Pittsburgh, PA 15219 on **October 15, 2024, at 2:00 p.m. (prevailing Eastern Time)**, or at such time thereafter as counsel may be heard or at such other time as the Court may determine. The Sale Hearing may be adjourned from time to time without further notice to creditors or parties in interest other than by filing a notice on the Court's docket for the Chapter 11 Cases or the making of an announcement at the Sale Hearing.

**PLEASE TAKE FURTHER NOTICE** that objections to the Sale, if any, (i) must be in writing, (ii) conform to the applicable provisions

of the Bankruptcy Code, Bankruptcy Rules, and Local Rules, (iii) state with particularity the legal and factual basis for the objection, and (iv) be filed with the Court no later than **October 8, 2024, at 5:00 p.m. (prevailing Eastern Time)** by the Court.

**FAILURE TO ABIDE BY THE BID PROCEDURES, THE BID PROCEDURES ORDER, OR ANY OTHER ORDER OF THE BANKRUPTCY COURT IN THE CHAPTER 11 CASES MAY RESULT IN THE REJECTION OF YOUR BID FOR THE PURCHASED ASSETS.**

**PLEASE TAKE FURTHER NOTICE THAT ANY PARTY OR ENTITY WHO FAILS TO TIMELY FILE AND SERVE AN OBJECTION TO THE SALE BEFORE THE OBJECTION DEADLINE IN ACCORDANCE WITH THE BID PROCEDURES ORDER SHALL BE DEEMED TO HAVE CONSENTED TO THE SALE(S) AND FOREVER BARRED FROM ASSERTING ANY OBJECTION TO THE SALE(S), INCLUDING WITH RESPECT TO THE TRANSFER OF THE PURCHASED ASSETS TO THE SUCCESSFUL BIDDER FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS THAT SUCH PARTY OR ENTITY MAY HAVE AGAINST THE DEBTORS OR THE PURCHASED ASSETS.**

Dated: September 10, 2024

**SAUL EWING LLP**, By: /s/ Jeffrey C. Hampton, Jeffrey C. Hampton (PA Bar No. 59131), 1500 Market Street, 38th Floor, Philadelphia, PA 19102, Telephone: (215) 972-7884, Email: jeffrey.hampton@saul.com -and- Mark Minuti (admitted *pro hac vice*), Monique B. DiSabatino (PA Bar No. 306448) (admitted *pro hac vice*), Paige N. Topper (admitted *pro hac vice*), 1201 N. Market Street, Suite 2300, Wilmington, DE 19801, Telephone: (215) 972-7884, Email: mark.minuti@saul.com, monique.disabatino@saul.com, paige.topper@saul.com, *Counsel for Debtors and Debtors in Possession*

<sup>1</sup> The last four digits of Guardian Elder Care at Johnstown, LLC d/b/a Richland Healthcare and Rehabilitation Center's federal tax identification

number are 7907. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://omniagentsolutions.com/Guardian>. The Debtors' mailing address is: 8796 Route 219, Brockway, Pennsylvania 15824.

<sup>2</sup> All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Motion or Bid Procedures Order (as defined below), as applicable.

20 Sep

**NOTICE**

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

**Douglas A. Bryner** being Map Number **30-01-14-0-349**, and being located in **Scottdale Borough**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **October 28, 2024**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$4,770.48**, plus costs, which sum is due at the time of the sale.

6/20 Sep

**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following **Westmoreland County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 12, 2024, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective **September 11, 2024**.

Sarkus, Thomas A.  
Zemba, Lisa Ann

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

20 Sep

**IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA**

**CIVIL DIVISION  
NO: 24CJ02116**

**U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR VRMTG ASSET TRUST  
VS. DOUGLAS YAREMA, AS SURVIVING  
HEIR OF GARY S. YAREMA, DECEASED,  
PAUL W. YAREMA, JR, AS SURVIVING  
HEIR OF GARY S. YAREMA,  
DECEASED, UNKNOWN SURVIVING  
HEIRS OF GARY S. YAREMA,  
DECEASED,**

**NOTICE**

**TO THE DEFENDANTS:**

You are hereby notified U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, has filed a Complaint in Mortgage Foreclosure with regard to 121 Home Street, New Kensington, PA 15068, endorsed with a Notice to Defend, against you at No. 24CJ02116 in the Civil Division of the Court of Common Pleas of Westmoreland County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Westmoreland County Sheriff.

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. 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 PERSONS AT A REDUCED FEE OR NO FEE.**

Westmoreland County Lawyer Referral Service  
Westmoreland County Bar Association  
P.O. Box 565  
Greensburg, PA 15601  
(724) 834-8490

PLAINTIFF'S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO &  
FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454, (215)  
855-9521

20 Sep

COURT OF COMMON PLEAS  
CIVIL DIVISION  
NO.: 24CJ00207

WESTMORELAND COUNTY

US BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
LB-RANCH SERIES V TRUST,  
Plaintiff

vs.

THOMAS L. DAVIS JR., KNOWN HEIR  
OF THOMAS L. DAVIS, SR., DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
THOMAS L. DAVIS, SR., DECEASED,  
Defendant(s)

ACTION IN MORTGAGE FORECLOSURE

**NOTICE**

Dear Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Thomas L. Davis, Sr., Deceased:

You have been sued in mortgage foreclosure. 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. 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 PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
Westmoreland Bar Association  
P.O. Box 565  
Greensburg, PA 15601  
(724) 834-8490  
<http://lrs.westbar.org>

20 Sep

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## SHERIFF SALES

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**JAMES ALBERT, Sheriff  
of Westmoreland County, PA**

**MONDAY, NOVEMBER 4, 2024**

at 9:00 A.M. the following described  
Real Estate, to wit:

### CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE NOVEMBER 14, 2024 (WHICH IS 10 DAYS FROM SALE DATE) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE

ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS THEREAFTER. NO FURTHER NOTICE OF THE FILING OF THE SCHEDULE OF DISTRIBUTION IS REQUIRED.

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON NOVEMBER 4, 2024 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.  
 Property of: Judith A Ellies A/K/A Judith Ann Ellies  
 Execution No.: 17CI04863  
 Judgment Amt.: \$101,979.50  
 Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111  
 ALL the right, title, interest and claim of: Judith A Ellies A/K/A Judith Ann Ellies of in and to:  
 Murrysville; 6010 Saltsburg Rd, Murrysville, PA 15668; N/A; RESIDENTIAL REAL ESTATE; DBV: 3451 and Page 476  
 TAX MAP# 49-07-00-0-120

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2.  
 Property of: Wayne A. Reed, Jr.  
 Execution No.: 17CI04893  
 Judgment Amt.: \$73,842.12  
 Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087  
 ALL the right, title, interest and claim of: Wayne A. Reed, Jr. of in and to:  
 Township of Hempfield; 834 State Route 119, Greensburg, PA 15601; Residential Dwelling; INSTRUMENT #: 201503020005863  
 TAX MAP# 50-07657-00000 (Map: 50-28-06-0-013)

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3.  
 Property of: Anthony F. Bauer & Christina M. Bauer  
 Execution No.: 789 of 2019  
 Judgment Amt.: \$71,148.94  
 Attorney: Emmanuel J. Argentieri, Esq., 52 Newton Ave., Woodbury NJ 08096 856-384-1515  
 ALL the right, title, interest and claim of: Anthony F. Bauer & Christina M. Bauer of in and to:  
 Township of East Huntingdon; 213 Bauer Lane, Scottdale, PA 15683; 2.9393; Single Family Dwelling; DEED INSTRUMENT # 200210030063978  
 TAX MAP# 47-12-00-0-268

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4.  
 Property of: Gwendolyn A. Lehneke a/k/a Gwen A. Leheneke and James D. Lehneke Jr.  
 Execution No.: 127 of 2020  
 Judgment Amt.: \$83,605.91

Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111  
 ALL the right, title, interest and claim of: Gwendolyn A. Lehneke a/k/a Gwen A. Leheneke and James D. Lehneke Jr. of in and to:  
 HempfieldHempfield; 821 Hunker Lumber Road, Hunker, PA 15639; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201705160015930  
 TAX MAP# 50-40-00-0-013

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5.  
 Property of: Glenn D. Charles, deceased and Frances C. Charles, Deceased  
 Execution No.: 01524 of 2020  
 Judgment Amt.: \$99,097.99  
 Attorney: Patrick J. Wesner, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539  
 ALL the right, title, interest and claim of: Glenn D. Charles, deceased and Frances C. Charles, deceased of in and to:  
 Hempfield Township; 104 Trouttown Road, Hunker, a/k/a RD#1, Box 542, Hunker PA 15639; 2; 0.00; Residential; DBV 2328/587 (or) INSTRUMENT#: 179907170686900  
 TAX MAP# 50-37-07-0-067

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6.  
 Property of: MICHAEL A. FABIAN and DENISE R. FABIAN  
 Execution No.: 20CJ04437  
 Judgment Amt.: \$83,945.56  
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
 ALL the right, title, interest and claim of: MICHAEL A. FABIAN and DENISE R. FABIAN of in and to:  
 Derry Township; 509 South Summit Street Derry, PA 15627 509 Summit St Derry, PA 15627 509 Summit Street Derry, PA 15627 509 Summit St Derry, PA 15627 509 Summit St Derry, PA 15627; LOT 73 PT LOT 74 HSE; A RESIDENTIAL DWELLING; Book Volume 2571 Page 241  
 TAX MAP# 45-42-01-0-209

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7.  
 Property of: Dante A. Mangery and Kristene M. Mangery  
 Execution No.: 21CJ04113  
 Judgment Amt.: \$326,762.81

Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9591

ALL the right, title, interest and claim of: Dante A. Mangery of in and to:

Township of Bell; 112 Lindy Lane, Saltsburg, PA 15681; Residential Dwelling; DEED INSTRUMENT #: 200804280017442

TAX MAP# 43-12-00-0-114

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8.

Property of: ROBERT W. HENSELL

Execution No.: 22CJ01548

Judgment Amt.: \$181,678.29

Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ROBERT W. HENSELL of in and to:

GREENSBURG, City; 246 HUDSON AVE, GREENSBURG, PA 15601; A RESIDENTIAL DWELLING; 201602290006471

TAX MAP# 10-04-04-0-034

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9.

Property of: BRITTANY LOWERY and JUSTIN R. RUFFNER

Execution No.: 22CJ01993

Judgment Amt.: \$123,188.26

Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106

ALL the right, title, interest and claim of: BRITTANY LOWERY and JUSTIN R. RUFFNER of in and to:

TOWNSHIP OF ST. CLAIR; 610 Olive Street Seward, PA 15954; HSE LOTS 40 41; A RESIDENTIAL DWELLING; INSTRUMENT #202101220002830

TAX MAP# 60 03 04 0 061

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10.

Property of: Midus Capital LLC

Execution No.: 2904of2022

Judgment Amt.: \$185,305.58

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Midus Capital LLC of in and to:

City of Lower Burrell; 320 Donnell Road, Lower Burrell, PA 15068; 127; Residential Dwelling; INSTRUMENT #: 202205100016881

TAX MAP# 17-05-03-0-228

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11.

Property of: Alaynah Moore, as heir to Nichelle Gallagher, deceased, Anthony Giannilli, as heir to Nichelle Gallagher, deceased, James Simpson a/k/a Jim Simpson as heir to Nichelle Gallagher, deceased, Mary C. Gallagher, The Unknown Heirs of Nichelle Gallagher, deceased

Execution No.: 3376 of 2022

Judgment Amt.: \$105,928.00

Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: Alaynah Moore, as heir to Nichelle Gallagher, deceased, Anthony Giannilli, as heir to Nichelle Gallagher, deceased, James Simpson a/k/a Jim Simpson as heir to Nichelle Gallagher, deceased, Mary C. Gallagher, The Unknown Heirs of Nichelle Gallagher, deceased of in and to:

Latrobe; 121 Irving Avenue, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; 200011280023287

TAX MAP# 15-03-10-0-126

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12.

Property of: ROBIN L. SIMS

Execution No.: 22CJ03886

Judgment Amt.: \$141,850.98

Attorney: Robert Flacco, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530 (212) 471-5100

ALL the right, title, interest and claim of: ROBIN L. SIMS of in and to:

GREENSBURG CITY; 1 MORELAND AVENUE, GREENSBURG, PA 15601; .3890 AC; A RESIDENTIAL DWELLING; BOOK VOLUME: 3472 PAGE: 293

TAX MAP# 10-02-03-0-190

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13.

Property of: Melanie A. Seback

Execution No.: 22CI04731

Judgment Amt.: \$87,862.27

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: MELANIE A. SEBACK of in and to:

CITY OF JEANNETTE, COUNTY OF WESTMORELAND; 701 SAINT CLAIR AVE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; 201508180028223

TAX MAP# 14-01-12-0-276

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14.

Property of: Unknown Surviving Heirs of Merle E. Shearer

Execution No.: 1333 OF 2023

Judgment Amt.: \$130,069.64

Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Unknown Surviving Heirs of Merle E. Shearer of in and to:

Township of Washington; 115 Acadia Lane Apollo, Pennsylvania 15613; Residential Dwelling; Instrument Number: 200904230014437

TAX MAP# 63-03-13-0-084, 63-03-13-0-085, 63-03-13-0-086

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15.

Property of: HECTOR W. RIVA AND DENISE L. RIVA

Execution No.: 23CJ02335

Judgment Amt.: \$46,802.97

Attorney: Timothy A. Cirino, Esq., 1325 Franklin Ave, Suite 160, Garden City, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: HECTOR W. RIVA AND DENISE L. RIVA of in and to:

BOROUGH OF WEST NEWTON; 206 NORTH WATER STREET, WEST NEWTON, PA 15089; .1000 Acres; RESIDENTIAL; DEED INSTRUMENT # 200512210067141

TAX MAP# 39-01-14-0-130

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16.

Property of: ALYSSA BRYNER

Execution No.: 2891-2023

Judgment Amt.: \$105,080.96

Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ALYSSA BRYNER of in and to:

BOROUGH OF YOUNGWOOD; 106 N 5TH ST, YOUNGWOOD, PA 15697; 45; A RESIDENTIAL DWELLING; 202009170030228

TAX MAP# 41-01-12-0-139

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17.

Property of: Allen Young, solely in his capacity as heir of Nolan Elliott Young, deceased and Jean DeSabato solely in her capacity as heir of

Nolan Elliott Young, deceased and The Unknown Heirs of Nolan Young, deceased

Execution No.: 23CJ03202

Judgment Amt.: \$86,972.93

Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: Allen Young, solely in his capacity as heir of Nolan Elliott Young, deceased and Jean DeSabato solely in her capacity as heir of Nolan Elliott Young, deceased and The Unknown Heirs of Nolan Young, deceased of in and to:

Washington; 110 Plum Dr, Apollo, PA 15613-1922; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202301110000671

TAX MAP# 63-11-00-0-309

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18.

Property of: Sharon G. Chishko

Execution No.: 3422 of 2023

Judgment Amt.: \$130,606.81

Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139

ALL the right, title, interest and claim of: Sharon G Chishko of in and to:

Township of Hempfield; 1041 Middletown Road, Greensburg, PA 15601; 0.682; two story frame dwelling; Instrument No. 202103100009518

TAX MAP# 50-26-00-0-080

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19.

Property of: HENRY E. THOMAS AND DONNA R. THOMAS, HUSBAND AND WIFE HENRY E. THOMAS IS DECEASED. DATE OF DEATH WAS APRIL 13, 2016 DONNA R. THOMAS IS DECEASED, DATE OF DEATH WAS APRIL 1, 2023

Execution No.: 23CI03635

Judgment Amt.: \$162,867.85

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole Rizzo, Esquire ID No. 332712/ Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JOHN HALL, IN HIS CAPACITY AS HEIR OF DONNA R. THOMAS; VANNA VANCE, IN HER CAPACITY AS HEIR OF DONNA R. THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER DONNA R. THOMAS of in and to:



WEST NEWTON BOROUGH; 204 SOUTH 5TH STREET WEST NEWTON, PA 15089; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200303240022364

TAX MAP# 39-02-02-0-358

21.

Property of: BONNIE JEAN GRUSHECKY

Execution No.: 3934 OF 2023

Judgment Amt.: \$233,922.86

Attorney: ERIN H. CONROY, ESQUIRE, BUCHANAN INGERSOLL & ROONEY PC, UNION TRUST BUILDING, 501 GRANT STREET, SUITE 200, PITTSBURGH, PA 15219-4413, (412) 562-1420

ALL the right, title, interest and claim of: BONNIE JEAN GRUSHECKY (OWNER), UNKNOWN SURVIVING HEIRS OF BONNIE JEAN GRUSHECKY, BRENT GRUSHECKY AND KNOWN SURVIVING HEIR OF BONNIE JEAN GRUSHECKY of in and to:

WEST NEWTOWN; 329 VERNON DRIVE, WEST NEWTON, PA 15089; RESIDENTIAL; DEED INSTRUMENT NO.: 195102230082329, BOOK 1410, PAGE 4; MORTGAGE INSTRUMENT NO: 2007111300535058

TAX MAP# 39-02-01-0-121

22.

Property of: Michael A. Lynch, Jr. and Stephanie A. Lynch

Execution No.: 23CJ04062

Judgment Amt.: \$96,083.99

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Michael A. Lynch, Jr. and Stephanie A. Lynch of in and to:

Borough of West Newton (formerly Rostraver Township); 314 West Main Street, West Newton, PA 15089; Residential Dwelling; INSTRUMENT #: #200906170023306

TAX MAP# 39-01-13-0-102

23.

Property of: Larry W. Stephens and Kathleen D. Stephens

Execution No.: 23CI04136

Judgment Amt.: \$96,455.88

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Larry W. Stephens and Kathleen D. Stephens of in and to:

City of Latrobe, formerly Borough of Latrobe; 325 Fairmont Street, Latrobe, PA 15650; Residential Dwelling; INSTRUMENT #: 200706150027728

TAX MAP# 15-03-10-0-334

24.

Property of: Gerald A. Higgins and Mary Ellen Higgins

Execution No.: 23CJ04424

Judgment Amt.: \$72,173.78

Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9591

ALL the right, title, interest and claim of: Gerald A. Higgins and Mary Ellen Higgins of in and to:

City of Greensburg; 75 South Hamilton Avenue, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201903010005646

TAX MAP# 10-04-02-0-178

25.

Property of: Jeremiah S. Wells

Execution No.: 4434 of 2023

Judgment Amt.: \$73,477.81

Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139

ALL the right, title, interest and claim of: Jeremiah S. Wells of in and to:

City of New Kensington; 409 Freeport Road, New Kensington, PA 15068; N/A; A Dwelling; Instrument No. 201507300025555

TAX MAP# 24-03-12-0-360

26.

Property of: Brianna N. Kelly

Execution No.: 4580 of 2023

Judgment Amt.: \$64,938.25

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1340, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Brianna N. Kelly of in and to:

City of New Kensington; 636 Kimball Avenue, New Kensington, PA 15068; Having thereon erected a dwelling commonly known as 636 Kimball Avenue, New Kensington, PA 15068; 201906280018703

TAX MAP# 24-03-08-0-178

27.

Property of: STEPHEN C. SOPKO

Execution No.: 23CJ04895

Judgment Amt.: \$109,838.73

Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106

ALL the right, title, interest and claim of: STEPHEN C. SOPKO of in and to:

Lower Burrell City; 111 Eastern Drive Lower Burrell AKA New Kensington, PA 15068; HOUSE LOT 1 SEC F; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201607280024004

TAX MAP# 17-03-15-0-270

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28.

Property of: Addie Chicola a/k/a Adelaide Chicola

Execution No.: 23CJ04962

Judgment Amt.: \$211,327.15

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Addie Chicola a/k/a Adelaide Chicola of in and to:

Ligonier Township; 106 Long Bridge Road, Ligonier, PA 15658; Residential Dwelling; INSTRUMENT #: 200609050043590

TAX MAP# 51-09-10-0-020

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30.

Property of: PAUL JOSEPH RIGGLE AND NANCY JANE RIGGLE, HUSBAND AND WIFE PAUL JOSEPH RIGGLE IS DECEASED, DATE OF DEATH WAS MAY 28, 2019

Execution No.: 23CJ05124

Judgment Amt.: \$119,195.21

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, NICOLE RIZZO, ESQUIRE ID NO. 332712- CIERRA MENDEZ, ESQUIRE PA ID NO. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: NANCY JANE RIGGLE of in and to:

WASHINGTON TOWNSHIP; 237 BEAVER RUN ROAD APOLLO, PA 15613; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200408250051546 DBV 405 PG#1546

TAX MAP# 63-08-00-0-248

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31.

Property of: Jimi McCloy

Execution No.: 24CJ00030

Judgment Amt.: \$75,982.34

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Jimi McCloy of in and to:

Township of Mt. Pleasant; 228 East Main Street, Mount Pleasant, PA 15666; Residential Dwelling; INSTRUMENT #: 200807230031024

TAX MAP# 53-20-04-0-259

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32.

Property of: Kelly Husak and Julia Jubas

Execution No.: 188 of 2024

Judgment Amt.: \$151,902.12

Attorney: Richard W. Schimizzi, Esquire, Schimizzi Law, LLC, 35 West Pittsburgh Street, Greensburg, PA 15601, 724-838-9722

ALL the right, title, interest and claim of: Kelly Husak and Julia Jubas of in and to:

Parcel A in the Starrett Subdivision Plan No. 2; Ligonier Township; 502 Springfield Lane, Ligonier, PA 15658; 0.7335; A residential Dwelling; Instrument # 202307200018266

TAX MAP# 51-18-00-0-332

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33.

Property of: Valerie D. Simpson and Kenneth R. Simpson

Execution No.: 24CI00260

Judgment Amt.: \$72,054.52

Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: VALERIE D. SIMPSON AND KENNETH R. SIMPSON of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 13259 LINCOLN WAY, NORTH HUNTINGDON, PA 15642; A RESIDENTIAL DWELLING; 200706200028776

TAX MAP# 54-06-15-0-034

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34.

Property of: Emily A. Smalich

Execution No.: 300 of 2024

Judgment Amt.: \$146,453.42

Attorney: Kevin J. Petak, Esquire/Spence, Custer, Saylor, Wolfe & Rose, 1067 Menoher Boulevard, Johnstown, PA 15905, (814) 536.0735

ALL the right, title, interest and claim of: Emily A. Smalich of in and to:

South Huntingdon Township; 442 Turkeytown Road, West Newton, PA 15089; 6.5 acres; house & building; DEED INSTRUMENT # 202102250007569

TAX MAP# 59-06-00-0-077 UPI No. 59-00879

35.

Property of: Krysta D. Roberts and Joshua A. Roberts, wife and husband

Execution No.: 24CJ00521

Judgment Amt.: \$106,861.73

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Krysta D. Roberts and Joshua A. Roberts, wife and husband of in and to:

Township of Salem; 241 Second Street, Slickville, PA 15684; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201702090004655

TAX MAP# 57-02-13-0-063

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36.

Property of: BARBARA JANE ANDERSON

Execution No.: 24CJ00545

Judgment Amt.: \$139,682.88

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: BARBARA JANE ANDERSON of in and to:

NORTH HUNTINGDON TOWNSHIP; 13208 RIDGE ROAD NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; DBV 1993 PG#86

TAX MAP# 54-10-03-0-081

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37.

Property of: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company

Execution No.: 24CJ00553

Judgment Amt.: \$63,914.12

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company of in and to:

City of Jeannette; 515 Lowry Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-03-04-0-307

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38.

Property of: Donald F. Krinock, Jr.

Execution No.: 24CJ00676

Judgment Amt.: \$34,853.37

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Donald F. Krinock, Jr. of in and to:

Derry Borough; 232 West 3rd Street, Derry, PA 15627; Residential Dwelling; INSTRUMENT #: 201304230015641

TAX MAP# 06-01-09-0-174

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39.

Property of: Deborah A. Rogers

Execution No.: 24CJ00681

Judgment Amt.: \$49,288.67

Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

ALL the right, title, interest and claim of: Deborah A. Rogers of in and to:

Borough of North Belle Vernon; 123 Pearl Street, Belle Vernon, Pennsylvania 15012; 26-01-12-0-042; 0.00; Residential property. INSTRUMENT # 201411070036381

TAX MAP# Block Lot - Parcel 26-01-12-0-042

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40.

Property of: TIMOTHY SANFORD and HILARY A. SANFORD

Execution No.: 24CJ00691

Judgment Amt.: \$63,295.72

Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106

ALL the right, title, interest and claim of: TIMOTHY SANFORD and HILARY A. SANFORD of in and to:

City of New Kensington; 544 Longvue Drive New Kensington, PA 15068; HSE AND LOT 81; A RESIDENTIAL DWELLING; INSTRUMENT #201605270016476

TAX MAP# 24-06-01-0-358

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41.

Property of: Estate of Jonathan A. Donaldson and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Jonathan A. Donaldson, Deceased

Execution No.: 24CJ00750

Judgment Amt.: \$48,310.08

Attorney: Jacqueline F. McNally, Esquire, 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520

ALL the right, title, interest and claim of: Estate of Jonathan A. Donaldson and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Jonathan A. Donaldson, Deceased of in and to:

Borough of West Newton; 413 South 5th Street, West Newton, PA 15089; 4,796 Square Feet; A Residential Dwelling; DEED INSTRUMENT # 201804120010877

TAX MAP# 39-02-06-0-029

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42.

Property of: Edward J. Rodgers, Jr.

Execution No.: 24CJ00759

Judgment Amt.: \$17,110.79

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Edward J. Rodgers, Jr. of in and to:

Township of Donegal; 146 Roaring Run Road AKA 138 Rodgers Hideaway, AKA 140 Rodgers Hideaway, AKA 144 Rodgers Hideaway, Champion, PA 15622; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200907160028406

TAX MAP# 46-21-00-0-011

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43.

Property of: Ralph T. Wesling, Jr. a/k/a Ralph T. Wesling

Execution No.: 1027 of 2024

Judgment Amt.: \$47,540.51

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: Ralph T. Wesling, Jr. a/k/a Ralph T. Wesling of in and to:

City of Greensburg; 333 College Avenue, Greensburg, PA 15601; 4,760 square feet; Residential property. DBV 2463 PG# 304

TAX MAP# 10-02-15-0-010

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44.

Property of: Felicia A. Jesus

Execution No.: 24CJ01068

Judgment Amt.: \$52,449.86

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Felicia A. Jesus of in and to:

City of Monessen; 924 Dennis Avenue, Monessen, PA 15062; Residential Dwelling; INSTRUMENT #: 2005060022125

TAX MAP# 20-02-10-0-030

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45.

Property of: MARCO CICCHINELLI

Execution No.: 24CJ01163

Judgment Amt.: \$155,775.39

Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106

ALL the right, title, interest and claim of: MARCO CICCHINELLI of in and to:

Township of Lower Burrell; 200 Paul Drive Lower Burrell, PA 15068; HSE LOT 49; A RESIDENTIAL DWELLING; INSTRUMENT #202304210009607

TAX MAP# 17-03-09-0-052

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46.

Property of: Jaymie C. Turack and Michelle L. Turack

Execution No.: 1170 OF 2024

Judgment Amt.: \$139,865.61

Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: JAYMIE C. TURACK AND MICHELLE L. TURACK of in and to:

DERRY TOWNSHIP; 33 BRINKER ST, LATROBE, PA 15650; A RESIDENTIAL DWELLING; 200511030058363

TAX MAP# 45-40-12-0-144

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47.

Property of: KAYLA MARIE BEATTY

Execution No.: 24CJ01226

Judgment Amt.: \$112,638.38

Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106

ALL the right, title, interest and claim of: KAYLA MARIE BEATTY of in and to:

City of Jeannette; 414 South 6th Street Jeannette, PA 15644; LOT 414 HSE; A RESIDENTIAL DWELLING; INSTRUMENT #202112060050485

TAX MAP# 14-01-16-3-001

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48.

Property of: CHRISTINE ANDREW MILLER  
A/K/A CHRISTINE MILLER;  
FREDERICK GARBER MILLER  
A/K/A FREDERICK G. MILLER

Execution No.: 24CJ01271

Judgment Amt.: \$109,525.10

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: CHRISTINE ANDREW MILLER A/K/A CHRISTINE MILLER; FREDERICK GARBER MILLER A/K/A FREDERICK G. MILLER of in and to:

WASHINGTON TOWNSHIP; 137 SIEBERT LANE APOLLO, PA 15613; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200308110064918

TAX MAP# 63-11-00-0-330

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49.

Property of: Joseph M. Tretter and Sandra M. Tretter

Execution No.: 24CJ01279

Judgment Amt.: \$54,016.18

Attorney: Jacqueline F. McNally, Esquire, 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520

ALL the right, title, interest and claim of: Joseph M. Tretter and Sandra M. Tretter of in and to:

City (Formerly Borough) of Arnold; 1614 Kenneth Avenue, New Kensington, PA, 15068; 3,600 Square Feet; A Residential Dwelling; DEED INSTRUMENT # 200407210043905

TAX MAP# 02-02-07-0-687

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50.

Property of: Dolores M. Arendas a/k/a Dolores Mae Arendas and Thomas William Arendas a/k/a Thomas W. Arendas

Execution No.: 24CJ01331

Judgment Amt.: \$26,672.02

Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9591

ALL the right, title, interest and claim of: Dolores M. Arendas a/k/a Dolores Mae Arendas of in and to:

Township of Hempfield; 3 Alta Vita Drive Unit 701 a/k/a 701 Alta Vita Drive Unit 701, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201708170027855

TAX MAP# 50-22-15-0-106

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51.

Property of: Brittany J. Snyder

Execution No.: 24CJ01377

Judgment Amt.: \$102,785.95

Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: BRITTANY J. SNYDER of in and to:

BOROUGH OF YOUNGWOOD; 215 N 4TH STREET, YOUNGWOOD, PA 15697; 33; A RESIDENTIAL DWELLING; 201707030021775

TAX MAP# 41-01-12-0-125

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52.

Property of: Deborah Lynn Smith

Execution No.: 1440 of 2024

Judgment Amt.: \$28,000.39

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: Deborah Lynn Smith of in and to:

Borough of Vandergrift; 923 1/2 Cooper Street, Vandergrift, PA 15690; Residential property. INSTRUMENT #: 200412270075379

TAX MAP# 37-01-09-0-755

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53.

Property of: JAMES W. DOWDEN

Execution No.: 24CJ01469

Judgment Amt.: \$65,927.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JAMES W. DOWDEN of in and to:

LATROBE CITY; 26 MILLER ST LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #201203220011545

TAX MAP# 15-03-05-0-200

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54.

Property of: Gregory DeMarrais and Kathleen DeMarrais

Execution No.: 1501 of 2024

Judgment Amt.: \$109,694.31

Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: GREGORY DEMARRAIS AND KATHLEEN DEMARRAIS of in and to:

TOWNSHIP OF HEMPFIELD; 1504 HUNT CLUB DR, GREENSBURG, PA 15601; A RESIDENTIAL DWELLING; 201411200037786

TAX MAP# 50-20-04-0-087

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55.

Property of: Matthew Layman  
Execution No.: 24CJ01796  
Judgment Amt.: \$282,671.12  
Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053  
ALL the right, title, interest and claim of: Matthew Layman of in and to:  
Unity Township; 104 Solomon Temple Road, Latrobe, Pennsylvania 15650; 61-28-00-0-013; 1.20; Residential property. INSTRUMENT # 202208290030631  
TAX MAP# 61-28-00-0-013

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57.

Property of: Cheryl A. Oshnock  
Execution No.: 24CJ01941  
Judgment Amt.: \$101,760.96  
Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053  
ALL the right, title, interest and claim of: Cheryl A. Oshnock of in and to:  
Hempfield Township; 8253 Route 819 , Greensburg, Pennsylvania 15601; 50-33-00-0-094; 1.30; Residential property. INSTRUMENT # 201205140019696  
TAX MAP# 50-33-00-0-094

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58.

Property of: Nicholas Paul McKnight  
Execution No.: 24CJ02062  
Judgment Amt.: \$194,546.38  
Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9591  
ALL the right, title, interest and claim of: Nicholas Paul McKnight of in and to:  
Township of Hempfield; 119 Sheffield Drive, Irwin, PA 15642; Residential Dwelling; DEED INSTRUMENT #: 202107020027315  
TAX MAP# 50-18-03-0-241

59.

Property of: KRYSTLE L. ZOWACKI  
Execution No.: 24CJ02084  
Judgment Amt.: \$105,540.90  
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
ALL the right, title, interest and claim of: KRYSTLE L. ZOWACKI of in and to:  
Borough of West Newton; 313 Pittsburgh Street West Newton, PA 15089; PT LOT 40, HSE; A RESIDENTIAL DWELLING; Instrument #202103040008593  
TAX MAP# 32-02-01-0-154

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60.

Property of: ANDREA M. JOHNSON  
Execution No.: 24CJ02139  
Judgment Amt.: \$143,243.85  
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
ALL the right, title, interest and claim of: ANDREA M. JOHNSON of in and to:  
Borough of Trafford; 518 Inwood Road Trafford, PA 15085; HOUSE & LOT 38; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #202107090028205  
TAX MAP# 36-03-04-0-153

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WESTMORELAND COUNTY  
SHERIFF'S OFFICE  
GREENSBURG, PA 15601

13/20/27 Sep

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