

## Need a lawyer? Find one at [Irs.westbar.org](http://Irs.westbar.org)

Finding yourself confronted with a legal problem can be a frightening experience. But it doesn't have to be. The Lawyer Referral Service of the Westmoreland Bar Association can help you find the right lawyer for your legal problem. We have lawyers ready to help you in these legal areas, and more:

- Divorce
- Child Custody
- Bankruptcy
- Father's Rights
- Personal Injury
- Traffic Violations
- Motor Vehicle Accidents
- Drug Charges
- DUI
- Social Security Issues
- Mortgage Foreclosures
- Landlord/Tenant Issues
- Real Estate
- Business and Corporate Law

While our service does not provide legal advice, we do match you with an attorney located within Westmoreland County who is qualified to handle your specific case.

[Irs.westbar.org](http://Irs.westbar.org)  
can help you find the  
right lawyer for your  
legal problem.

Or call 724-834-8490  
Monday through Friday  
from 8:30 am to 4 pm.

### DECEDENTS' 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 by calling 724-834-6730, or online at [pdisciplinaryboard.org/for-the-public/find-attorney](http://pdisciplinaryboard.org/for-the-public/find-attorney).

### FIRST PUBLICATION

DOLORES E. ALBERT, a/d, DOLORES ALBERT, late of South Greensburg Borough, Westmoreland County, PA  
Exrx.: Hollis Ann Dibiasi  
10 Redgrave Dr  
Greensburg PA 15601  
Atty.: Kenneth B. Burkley

MAGDALENE B COLE, a/d, MAGDALENE COLE, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Louise I Wilhelm  
419 Dragon Rouge Drive  
Greensburg PA 15601  
Atty.: Daniel J. Hewitt

JOSEPH GREGORY CORNISH JR, a/d, J. GREGORY CORNISH, late of Mount Pleasant Borough, Westmoreland County, PA  
Admr.: J. Scott Cornish  
144 Legend Way  
Scottsdale PA 15683  
Atty.: Shane M Gannon  
Watson Mundorff LLP  
720 Vanderbilt Road  
Connellsville PA 15425

RANDALL L. CUNNINGHAM, late of Bell Township, Westmoreland County, PA  
Admr.: Wanda Cunningham  
4072 Route 981  
Saltsburg PA 15681  
Atty.: Donald C Rega  
Latrobe Law Associates, LLC  
206 Weldon Street  
Latrobe PA 15650

DAVID K DERNAR, late of Municipality of Murrysville, Westmoreland County, PA  
Exrx.: Laura T Derner  
4101 Hickory Hill Road  
Murrysville PA 15668  
Atty.: Melvin P Gold  
2520 Mossdale Boulevard  
Monroeville PA 15146

JOSEPH DIPADOVA, late of Penn Township, Westmoreland County, PA  
Exrx.: Stella Rae Oravetz  
2102 Cherry Tree Drive  
Butler PA 16001  
Atty.: John Keating  
Keating Law Firm  
4232 Northern Pike  
Monroeville PA 15146

MARLENE DOBRANSKY, a/d, MARLENE ROSE DOBRANSKY, late of Salem Township, Westmoreland County, PA  
Exrx.: Doreen Anderson  
543 Meadowbrook Road  
Trafford PA 15085  
Atty.: Mallory P Gold  
2520 Mossdale Boulevard  
Monroeville PA 15146

LARRY THOMAS HAUBRICH, a/d, LARRY T HAUBRICH, late of Penn Township, Westmoreland County, PA  
Admr.: Jeremy Haubrich  
13590 Route 322  
Brookville PA 15825  
Atty.: Nicole M Pardus  
Long & Long LLC

ROBERTA S HENRY, late of City of Latrobe, Westmoreland County, PA  
Exrcs.: Deborah Elias  
276 Luxor Road  
Latrobe PA 15650  
Sally Hall  
4113 Route 981  
Mt. Pleasant PA 15666  
Atty.: Ryan P Cribbs  
Nakles and Nakles

SHERRI F HOFFER, late of Mount Pleasant Township, Westmoreland County, PA  
Exr.: Nicholas A Hoffer  
158 Main St  
Donegal PA 15628  
Atty.: John Smarto  
121 West Second Street  
Greensburg PA 15601

MARYANN G KATONKA, a/d, MARYANN KATONKA, late of City of Greensburg, Westmoreland County, PA  
Exr.: Scott Katonka  
2020 Spring Valley Road  
Pittsburgh PA 15243  
Atty.: Francis R. Murrman

JOHN FRANCIS KLEPPNER, a/d, JOHN KLEPPNER, a/d, JOHN F KLEPPNER, late of North Belle Vernon Borough, Westmoreland County, PA  
Exrx.: Lony Mori  
615 Graham Street  
Belle Vernon PA 15012  
Atty.: Thomas B Kostolansky  
617 McKean Avenue  
Donora PA 15033

EUGENE F KRAVITS, late of Cook Township, Westmoreland County, PA  
Exrx.: Jennifer Cody  
42177 Berrier Farms Terrace  
Chantilly VA 20152  
Atty.: Rebecca A Bowman  
114 Aston Court  
McMurray PA 15317-2745

EMERSON E LECKEMBY, late of Rostraver Township, Westmoreland County, PA  
Admr.: James J Leckemby  
623 Scenic Drive  
Daisytown PA 15427  
Atty.: Richard C Mudrick  
300 Fallowfield Avenue  
Charleroi PA 15022

TAMMIE J LUTTON, a/d, JEAN LUTTON, a/d, TAMMIE JEAN LUTTON, late of Hunker Borough, Westmoreland County, PA  
Admr.: Candice Goodlin  
112 Locust Lane  
Hunker PA 15639  
Atty.: Randall G Klimchok

STEPHEN L MEYER, a/d, STEPHEN LOUIS MEYER, late of North Huntingdon Township, Westmoreland County, PA  
Admr.: Ryan L Dansak  
Myers Duffy Dansak & Clegg, LLC  
1416 Lincoln Way  
White Oak PA 15131

MARYANN C. MINICK, late of Scottsdale Borough, Westmoreland County, PA  
Admr.: Stephen W. King  
648 Homestead Ave  
Scottsdale PA 15683  
Atty.: Paul E. Toohey

CHARLES J MITCHELL, late of Unity Township, Westmoreland County, PA  
Exrx.: Mary Mitchell  
15 Kingston Street  
Youngstown PA 15696

CHARLES M MUKA, late of Hempfield Township, Westmoreland County, PA  
Exrs.: David S Muka  
189 S. Thompson Lane  
Irwin PA 15642  
Julie Ann Young  
437 College Park Drive  
Monroeville PA 15146  
Atty.: Katlynn Oliver  
Ament Law Group PC  
3950 William Penn Highway, Suite 5  
Murrysville PA 15668

ANITA M NEEDHAM, a/d, ANITA MAE NEEDHAM, late of East Huntingdon Township, Westmoreland County, PA  
Exrx.: Angela R Ellis  
126 Waycross Rd  
Greensburg PA 15601

MICHAEL P O'CONNOR, a/d, MICHAEL O'CONNOR, late of City of New Kensington, Westmoreland County, PA  
Admr.: Kristen Kalinowski  
1924 Leishman Avenue  
Arnold PA 15068  
Atty.: Samuel R Coury

CHRISTOPHER DEAN PIPER, a/d, CHRIS D PIPER, a/d, CHRISTOPHER D PIPER, late of Cook Township, Westmoreland County, PA  
Admr.: Wyatt Piper  
316 Mountain Top Lane  
Latrobe PA 15650  
Atty.: George V. Welty  
Welty & Welty LLP

JULIA A PITCAVAGE, a/d, JULIA PITCAVAGE, a/d, JULIA ANN PITCAVAGE, late of Washington Township, Westmoreland County, PA  
Exrx.: Jo P Heuler  
1008 Raintree Drive  
Apollo PA 15613  
Atty.: John Eric Bumbaugh  
Bumbaugh George Prather DeDiana

HARRY F PODVIA, late of Rostraver Township, Westmoreland County, PA  
Exrs.: Debra L Woss  
340 Skyline Drive  
Rostraver Township PA 15012  
Pamela J Belczyk  
330 Municipal Drive  
Rostraver Township PA 15012  
Atty.: Jason F Adams  
55 E Church Street, Suite 101  
Uniontown PA 15401

WILLIAM E ROHALL, late of Unity Township, Westmoreland County, PA  
Exrx.: Janet Pollak  
414 Morningside Avenue, Apt 5  
Jeannette PA 15644  
Atty.: Ryan Dansak  
Myers Duffy Dansak & Clegg, LLC

SARA JEAN RUSH, late of Washington Township, Westmoreland County, PA  
Admr.: Catherine E Guzzo  
722 Story Road  
Export PA 15632  
Atty.: Chelsea Dice  
787 Pine Valley Drive, Suite #E  
Pittsburgh PA 15239

WALTER SASINOSKI JR, late of Municipality of Murrysville, Westmoreland County, PA  
Exrx.: Lauren L Collins  
3817 Daniels Lane  
Murrysville PA 15668  
Atty.: Molly M Creenan

JOAN K SMITH, late of Rostraver Township, Westmoreland County, PA  
Exrs.: Craig R Smith  
167 Porter Road  
Rostraver Township PA 15012  
Nancy S Hoffman  
29290 Paseo Aragon  
San Juan Capistrano CA 92675  
Atty.: Todd A Fuller  
401 Washington Avenue  
Bridgeville PA 15017

RUTH E SMITH, a/d, RUTH ELENOR SMITH, a/d, RUTH ELEANOR SMITH, late of Salem Township, Westmoreland County, PA  
Exrx.: Margaret O'Rourke  
3042 McClellan Drive  
Greensburg PA 15601  
Atty.: Colleen D Bratkovich  
6530 Route 22, Suite 310  
Delmont PA 15626

JAMES K VAUGHN, a/d, JAMES KOCH VAUGHN, late of Mount Pleasant Township, Westmoreland County, PA  
Exrx.: Gregory J Vaughn  
12 Sussex Drive  
Carlisle PA 17013  
Atty.: Andrew H Shaw  
2011 W. Trindle Road  
Carlisle PA 17013

VALERIE M WAUGAMAN, late of North Huntingdon Township, Westmoreland County, PA  
Admr.: Jodi L Waugaman  
1339 Foxboro Drive  
Monroeville PA 15146  
Atty.: April M Schachtner  
Ward & Christner

## SECOND PUBLICATION

LUIGI ANGELO, late of East Huntingdon Township, Westmoreland County, PA  
Exrx.: Brian Hagen  
347 Highview Rd  
Wexford PA 15090

ELEANOR BAUM, a/d, ELEANOR E BAUM, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Michael A Lucotch  
461 Braddock Drive  
Irwin PA 15642  
Atty.: Robert J. Specht  
Morocco Morocco & Specht PC

MARY JANE BAYKO, late of North Huntingdon Township, Westmoreland County, PA  
Exrs.: Ralph Bayko  
31389 Melloy Ct  
Lewes DE 19958  
Robert Stevens  
PO Box 990  
Greensburg PA 15601  
Atty.: Maureen Kroll

EDWARD J BOULDIN JR, a/d, EDWARD JOHN BOULDIN JR, a/d, EDWARD BOULDIN JR, late of Irwin Borough, Westmoreland County, PA  
Admr.: Barbara Wees  
18 Buzzardtown Road  
Irwin PA 15642  
Atty.: John E Bumbaugh Jr  
Bumbaugh George Prather DeDiana

HAROLD C BURD, a/d, HAROLD CLYDE BURD, late of Mount Pleasant Township, Westmoreland County, PA  
Exrx.: John David Burd  
521 Newmyer Ave  
Connellsville PA 15425

PHYLLIS A CALETRI, a/d, PHYLLIS ANN CALETRI, late of Mount Pleasant Township, Westmoreland County, PA  
Exrx.: Marilyn Sue Bulebush  
847 Rock Pool Rd  
Acme PA 15610  
Atty.: David S. DeRose  
Quatrini Law Group PC

FRANK L CHRISTOFANO, late of Penn Township, Westmoreland County, PA  
Exrx.: Kimberly J Zitkovich  
1041 Christofano Lane  
Jeannette PA 15644  
Atty.: Tyler J Jones

JOHN R CIAROLLA, a/d, JOHN ROBERT CIAROLLA, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Sharon P Heinnickel  
2176 State Route 119 N  
Greensburg PA 15601  
Atty.: Jessica L. Rafferty  
Rafferty Legal

GERTRUDE I GARLAND, late of Fairfield Township, Westmoreland County, PA  
Exrx.: Polly Petro  
1014 5th Street  
Bolivar PA 15923  
Atty.: Joseph F Nicotero  
Mears Smith Houser Boyle PC  
127 N. Main Street  
Greensburg PA 15601

KATHERINE L GOODISH, late of New Florence Borough, Westmoreland County, PA  
Exrx.: JPMorgan Chase Bank, N.A.  
10 S. Dearborn Street, 10th Floor  
Chicago IL 60603  
Atty.: Nathan C Miller  
Lovett Bookman Harmon Marks LLP  
1001 Liberty Ave, Ste 1150  
Pittsburgh PA 15222

MARY JANE GRAYSON, a/d, MARY GRAYSON, a/d, MARY J GRAYSON, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Sara J Grayson  
1364 Business Route 66  
Greensburg PA 15601  
Atty.: Samuel R Coury

THOMAS MATTHEW HALL, a/d, THOMAS HALL, late of Loyalhanna Township, Westmoreland County, PA  
Admr.: Mary Louise Trunzo  
317 Stewart Street  
Saltsburg PA 15681  
Atty.: Daniel J. Hewitt

SHIRLEY I HAMLEY, late of Rostraver Township, Westmoreland County, PA  
Admr.: Michael A Hamley  
338 Harrison Avenue  
Greensburg PA 15601  
Atty.: Robert P. Domenick  
826 Lowry Avenue  
Jeannette PA 15644

NATHANIEL TYLER HOCKENBERRY, a/d, NATHANIEL T HOCKENBERRY, late of Ligonier Township, Westmoreland County, PA  
Admr.: Daniel J Hockenberry  
123 Valley View Drive  
Ligonier PA 15658  
Atty.: Douglas J. Welty  
Welty & Welty LLP

SANDRA JO HOFFMAN, late of City of Monessen, Westmoreland County, PA  
Exr.: Donald K Nowakowski  
305 Whiteplains Pl  
Gilbert SC 29054  
Atty.: David B Bassi  
Bassi, Vreeland & Associates, PC  
111 Fallowfield Ave, Ste 144  
Charleroi PA 15022

GERALDINE M HOLLOWAY, a/d, GERRI HOLLOWAY, late of Allegheny Township, Westmoreland County, PA  
Exr.: John L Holloway  
224 River Forest Drive  
Freeport PA 16229-1523  
Atty.: Philip V. McCalister

SUSAN C HOPKINS, a/d, SUSAN CHING HOPKINS, late of Municipality of Murrysville, Westmoreland County, PA  
Exr.: David W Kissel  
3515 Chapel Hill Court  
Export PA 15632  
Atty.: Molly M Creenan

CONNIE RAE HOUGH, late of City of Latrobe, Westmoreland County, PA  
Admr.: Keith Hough  
206 Gertrude Street  
Latrobe PA 15650  
Atty.: Donald C Rega  
Latrobe Law Associates, LLC  
206 Weldon Street  
Latrobe PA 15650

MICHAEL ADAM JONES, a/d, MICHAEL A JONES, late of North Huntingdon Township, Westmoreland County, PA  
Admr.: Susan Bauman  
316 Shuttle Drive  
West Newton PA 15089  
Atty.: Kimberly J. Gallagher

WILLIAM M JONES, a/d, WILLIAM MICHAEL JONES, late of Municipality of Murrysville, Westmoreland County, PA  
Exr.: Carol Ann Myer  
5160 Mamont Road  
Murrysville PA 15668  
Atty.: Thomas B Earhart  
4312 Old Wm Penn Hwy  
Murrysville PA 15668

JOHN D KING, a/d, JOHN DAVID KING, late of Mount Pleasant Township, Westmoreland County, PA  
Exr.: Jamie M King  
206 Mennonite Camp Road  
Mount Pleasant PA 15666  
Atty.: James S. Lederach

KIMBERLY M KLEIN, a/d, KIMBERLY MARIE KLEIN, late of City of Latrobe, Westmoreland County, PA  
Admr. c.t.a.: John S Klein  
11 Peters Road  
Greensburg PA 15601  
Atty.: David S. DeRose  
Quatrini Law Group PC

CHARLENE M KOTT, late of Mount Pleasant Borough, Westmoreland County, PA  
Exr.: Thomas J Kott  
131 Wyndfield Drive  
Mount Pleasant PA 15666

VIVIAN D KRAPP, late of City of New Kensington, Westmoreland County, PA  
Admr.: John Conrad  
9689 Mohawk Road  
Girard PA 16417

ROBERT E KUDRAY, late of Salem Township, Westmoreland County, PA  
Exr.: Martha L Kudray  
106 Sandra Dr  
Delmont PA 15626

MARJORIE M LANDFRIED, late of Municipality of Murrysville, Westmoreland County, PA  
Exr.: Karen B Hewitt  
PO Box 4  
Pleasant Unity PA 15676  
Atty.: Daniel J. Hewitt

JOHN LASTIK, late of City of Greensburg, Westmoreland County, PA  
Admr. c.t.a.: Marcy Lastik  
207 Johnson Ln  
Connellsville PA 15425  
Atty.: Kim R. Houser  
Mears, Smith, Houser & Boyle, P.C.

GREGORY WAYNE LESSMAN, late of East Huntingdon Township, Westmoreland County, PA  
Admr.: Gregory W Lessman II  
647 Buckeye Tram Rd  
Mount Pleasant PA 15666

HELEN M LIBENGOOD, a/d, HELEN MARIE LIBENGOOD, late of Derry Township, Westmoreland County, PA  
Exr.: Barbara Henry  
4104 Manor Oaks Court  
Export PA 15632  
Atty.: Jessica L. Rafferty  
Rafferty Legal

RICHARD L MATES, late of East Huntingdon Township, Westmoreland County, PA  
Admr. c.t.a.: Heidi L Cooper  
117 Orchard Avenue, Apt A  
Scottdale PA 15683  
Atty.: James S. Lederach

PATRICIA A MCCABE, a/d, PATRICIA ANN MCCABE, late of Southwest Greensburg Borough, Westmoreland County, PA  
Exr.: Donna Lynn Thornton  
175 Seanor Road  
Irwin PA 15642  
Atty.: Ryan Dansak  
Myers Duffy Dansak & Clegg, LLC

CATHERINE C PASTOR, a/d, CATHERINE CECILA PASTOR, late of Salem Township, Westmoreland County, PA  
Exrs.: George J Pastor  
45 Timber Trail Drive  
Greensburg PA 15601  
Mary Georgette McNaughton  
PO Box 177  
New Alexandria PA 15670  
Atty.: Diane E. Murphy

DEBORAH L ROSE, a/d, DEBBIE ROSE, a/d, DEBORAH LYNN ROSE, late of Rostraver Township, Westmoreland County, PA  
Admr. c.t.a.: Mary J Rose  
500 Crest Ave, Apt 201  
Charleroi PA 15022

JANICE C SMARTO, a/d, JANICE SMARTO, a/d, JANICE COLOSIMO SMARTO, late of City of Jeannette, Westmoreland County, PA  
Admr.: John P Smarto  
300 Sarah Ct  
Jeannette PA 15644  
Atty.: Lawrence F Becker III  
121 West Second Street  
Greensburg PA 15601

DOROTHY J STONECHECK, late of Municipality of Murrysville, Westmoreland County, PA  
Admr.: & Atty.: Lois M Vitti  
663 Fifth Street  
Oakmont PA 15139

LUDWIG JOHN TRGINA II, a/d, JOHN TRGINA, a/d, L JOHN TRGINA, late of City of Arnold, Westmoreland County, PA  
Admr.: Tara J Trgina  
273 Old Schenley Road  
Leechburg PA 15656  
Atty.: James Irwin

WILLIAM H WEIR III, a/d, WILLIAM HAROLD WEIR III, late of Municipality of Murrysville, Westmoreland County, PA  
Exr.: Louise Bassett Weir  
3893 Windover Road  
Murrysville PA 15668  
Atty.: Molly M Creenan

### THIRD PUBLICATION

MARY D ARDISSON, late of Washington Township, Westmoreland County, PA  
Admr.: Natalie Rice  
301 Brandy Ln  
Leechburg PA 15656  
Atty.: Colleen D Bratkovich  
6530 Route 22, Suite 310  
Delmont PA 15626

RAYMOND W BITAR SR, a/d, RAYMOND WAYNE BITAR SR, late of City of Arnold, Westmoreland County, PA  
Exr. & Atty.: Scott A. Bitar  
Bitar & Bitar L.L.P.  
2300 Freeport Road  
New Kensington PA 15068-4669

JAMES E BRADY, a/d, JAMES EDMUND BRADY, late of Unity Township, Westmoreland County, PA  
Exr.: Candice J Brady  
1423 S. Randolph Dr  
Jefferson Hills PA 15025  
Atty.: Daniel C. Hudock

EMMETT N CUNICH, a/d, NICK CUNICH, a/d, EMMETT NICHOLAS CUNICH, late of City of Lower Burrell, Westmoreland County, PA  
Exr.: David Caldwell  
425 Tillbrook Rd.  
Irwin PA 15642  
Atty.: Samuel R Coury

MARY FRANCES DEFABO, late of Salem Township, Westmoreland County, PA  
Exr.: Jerome DeFabo Sr  
118 Rizzo Road  
Crabtree PA 15624  
Atty.: Jennifer L Rawson  
600 Grant Street, 44th Floor  
Pittsburgh PA 15219

ROBERT LAWRENCE FLEMING, a/d, ROBERT FLEMING, late of City of Monessen, Westmoreland County, PA  
Admr. & Atty.: Charles A.J. Halpin III  
100 S. Broad Street, Suite 1830  
Philadelphia PA 19110

RALPH D JOHNSTON, a/d, RALPH DANIEL JOHNSTON, late of North Huntingdon Township, Westmoreland County, PA  
 Exrx.: Janet L Holshue  
 3130 Dove Drive  
 Irwin PA 15642  
 Atty.: Adam J. Long  
 Long & Long

GILBERT M KUNKLE, late of Donegal Township, Westmoreland County, PA  
 Admr.: Glee D Kunkle  
 1313 State Route 711  
 Stahlstown PA 15687

VICTORIA J. MAURO, a/d, VICTORIA JEAN MAURO, late of East Huntingdon Township, Westmoreland County, PA  
 Exrx.: Melissa J. Brant  
 700 Michigan Ave  
 Jeannette PA 15644  
 Atty.: Richard M Conte  
 Pine Center Suite Two, 2090 Harrison Avenue  
 Jeannette PA 15644

BARBARA A MOLICKI, a/d, BARBARA ANN MOLICKI, late of Municipality of Murrys ville, Westmoreland County, PA  
 Exr.: Eric R Molicki  
 3991 Murry Highlands Circle  
 Murrysville PA 15668  
 Atty.: Vance E Antonacci  
 McNees Wallace & Nurick LLC  
 570 Lausch Lane, Sute 200  
 Lancaster PA 17601

LORETTA JEAN MONGELLUZZO, late of Penn Township, Westmoreland County, PA  
 Exr.: Anthony John Mongelluzzo  
 32 Saxony Drive  
 Harrison City PA 15636

CARL PATRICK NOONAN JR, a/d, CARL P NOONAN, a/d, CARL P NOONAN JR, late of Avonmore Borough, Westmoreland County, PA  
 Admr.: Micah Wade Noonan  
 5137 County Road 222  
 Hillsboro AL 35643-3720  
 Atty.: Lloyd A Welling  
 American Wills and Estates  
 2100 Wharton Street, Ste 302  
 Pittsburgh PA 15203

HELEN M OPSITNICK, a/d, HELEN MARTHA OPSITNICK, late of Municipality of Murrys ville, Westmoreland County, PA  
 Exr.: Scott E Learn  
 755 Middletown Rd  
 New Stanton PA 15672  
 Atty.: Keith R. Nicola  
 Law Office of Keith R. Nicola

JAMES D PENROSE, a/d, JAMES DWAYNE PENROSE, late of Fairfield Township, Westmoreland County, PA  
 Admr.: Brian J Penrose  
 24 Plumer Ave  
 Pittsburgh PA 15202  
 Atty.: Richard W. Schimizzi

SANDRA J SHAFFER, a/d, SANDRA SHAFFER, late of Donegal Borough, Westmoreland County, PA  
 Exr.: Lawrence B Shaffer Jr  
 769 Appomatox Drive  
 Marvin NC 28173  
 Atty.: Gregory C. Moore  
 Moore Becker Smarto & Acosta P.C.

MELINDA STELLA SILVESTRI, a/d, MELINDA P SILVESTRI, late of Vandergrift Borough, Westmoreland County, PA  
 Admr.: Colette Silvestri  
 1023 Hemlock Lane  
 Enola PA 17025  
 Atty.: Gino F. Peluso

WILLIAM J SLEZAK JR, a/d, BILL SLEZAK, late of Derry Township, Westmoreland County, PA  
 Admrs.: Ryan M Slezak  
 1019 Saint Vincent Shaft Street  
 Latrobe PA 15650  
 William J Slezak III  
 29 W Madison Street  
 Latrobe PA 15650  
 Atty.: Kevin P. Leonard  
 Leonard & Leonard

WILLIAM SMITH, a/d, WILLIAM A. SMITH, late of Vandergrift Borough, Westmoreland County, PA  
 Exr.: Richard Smith  
 820 Sunrise Dr  
 Leechburg PA 15656  
 Atty.: Charles F. Fox IV  
 Uncapher Uncapher & Fox

CECELIA H YURACK, a/d, CECELIA YURACK, late of Derry Borough, Westmoreland County, PA  
 Exr.: John Yurack  
 133 Ten School Road  
 New Alexandria PA 15670  
 Atty.: Mark L. Sorice  
 Sorice Law LLC

## LEGAL NOTICES

IN THE COURT OF COMMON PLEAS  
 OF WESTMORELAND COUNTY,  
 PENNSYLVANIA  
 CIVIL DIVISION  
 No. 3408 of 2025

Tax Map No. 10-04-02-0-109

FERNANDO AMAYA,  
 Plaintiff,

vs.

CARLA M. STEIN, deceased, THE  
 UNKNOWN HEIRS OF CARLA M. STEIN  
 and HOUSEHOLD REALTY CORPORATION,  
 Defendants.

**TO: THE UNKNOWN HEIRS OF CARLA M. STEIN**

### NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any claim or 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, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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>

26 Sep

**CHANGE OF NAMES NOTICE**  
 IN THE COURT OF COMMON PLEAS  
 OF WESTMORELAND COUNTY,  
 PENNSYLVANIA  
 No. 4053 of 2025

In re: Petition of Erika Tedesco, parent and legal guardian of Nicholas James Josefoski for change of name to Nicholas James Tedesco

In re: Petition of Jack Michael Josefoski for change of name to Jack Michael Tedesco

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 7th day of October, 2025, at 11:00 A.M., as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

26 Sep

### NOTICE OF DETERMINATION OF TITLE TO REAL PROPERTY

NOTICE IS HEREBY GIVEN that pursuant to PEF Code Section 3546, the Orphans Court of Westmoreland County has entered a Decree Nisi, which will become absolute in three months if no objections are filed, that title to a parcel of real property situate in the Borough of Sutersville, County of Westmoreland, Commonwealth of Pennsylvania, not previously conveyed, and which title was vested, either wholly or in part, in Alice Nelson Bain a/k/a Alice N. Bain during her lifetime, is now vested in William M. Klingensmith, Jr. and Thomas A. Klingensmith. A full legal description of the subject properties is attached to the Decree Nisi. Reference 65-08-2389, Estate of Alice Nelson Bain a/k/a Alice N. Bain, deceased.

Kimberly J. Gallagher, Esquire  
 P O Box 384  
 Shaner Road  
 Rillton, PA 15678  
 724-446-0440

26 Sep; 3/10 Oct

---

**SHERIFF SALES**


---

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

**MONDAY, NOVEMBER 3, 2025**

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 13, 2025 (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 3, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Kathleen A. Fisher and James M. Fisher

Execution No.: 4736-2017

Judgment Amt.: \$54,955.33

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: Kathleen A. Fisher and James M. Fisher of in and to:

Township of Unity; 1864 Bethel Church Road f/k/a RR8, Box 1550, SR 2033, Latrobe, PA 15650; Residential Dwelling; DBV 3640 PG 314

TAX MAP# 61-20-15-0-046

2.

Property of: CHAD R. SLEITH and BILLIE JO SLEITH

Execution No.: 398 of 2019

Judgment Amt.: \$194,923.78

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: CHAD R. SLEITH; BILLIE JO SLEITH of in and to:

TOWNSHIP OF SOUTH HUNTINGDON; 815 MT PLEASANT ROAD WEST NEWTON, PA 15089; 1.80; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201503110007007 (OR) DBV 150 PG# 7007

TAX MAP# 59-05-00-0-051

3.

Property of: Thomas P. Stephens

Execution No.: 184 OF 2022

Judgment Amt.: \$53,603.29

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

ALL the right, title, interest and claim of: Thomas P. Stephens of in and to:

City of Arnold; 1728 Constitution Boulevard, Arnold, Pennsylvania 15068; Residential Dwelling; Instrument Number: 201710230036588

TAX MAP# 02-02-07-0-506

4.

Property of: Daniel J. Litzinger

Execution No.: 22CJ00230

Judgment Amt.: \$89,935.19

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: DANIEL J. LITZINGER of in and to:

EAST HUNTINGDON TOWNSHIP; 512 BESSEMER ROAD, MOUNT PLEASANT, PA 15666; A RESIDENTIAL DWELLING; 201507010021489

TAX MAP# 47-11-00-0-058

5.

Property of: Lance Robert Hough

Execution No.: X930-2022

Judgment Amt.: \$194,809.13

Attorney: KERI P. EBECK, ESQUIRE, BERNSTEIN-BURKLEY, P.C., 601 GRANT STREET, PITTSBURGH, PA 15219, 412-481-8100

ALL the right, title, interest and claim of: Lance Robert Hough of in and to:

Municipality of Murrys ville; 4939 Bulltown Road, Murrys ville, PA 15668; 1.93 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT #: 2018001170001681; MBV 180 PG# 1681

TAX MAP# 49-03-00-0-051

6.

Property of: R. Scott Malloy

Execution No.: 02231 of 2022

Judgment Amt.: \$145,874.45

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

ALL the right, title, interest and claim of: R. Scott Malloy, of in and to:

Township of Washington; 535 Shingler Drive, Apollo, PA 15613; 4 acres; A Residential Dwelling; DEED INSTRUMENT # 201101030000002

TAX MAP# 63-07-00-0-054

7.

Property of: RODGER T. FRY

Execution No.: 22CJ02782

Judgment Amt.: \$15,673.46

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: RODGER T. FRY; RHONDA L. FRY; MIA L. BOLD; TIMOTHY W. BOLD of in and to:

HEMPFIELD TOWNSHIP; 777 ARONA ROAD NEW STANTON, PA 15672; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 202209080031781

TAX MAP# 50-31-00-0-049

8.  
Property of: EVRADA LLC AND AVRAHAMI  
Execution No.: 23CJ01459  
Judgment Amt.: \$467,701.82  
Attorney: Kiera McFadden-Roan Esquire, Pincus Law Group, PLLC, Five Greentree Centre 525 Route 73 North, Suite 309, Marlton, NJ 08053  
ALL the right, title, interest and claim of: EVRADA LLC AND AVRAHAMI of in and to:  
City of Greensburg; 306 South Pennsylvania Avenue, Greensburg, PA 15601; Residential Dwelling; Deed Instrument Number: 202104090014188; Mortgage Instrument Number: 202104050013029  
TAX MAP# 10-04-03-1-065 / 10-05790-00000
- 
9.  
Property of: Candice J. Stewart a/k/a Candice J. Raymond  
Execution No.: 23CJ02776  
Judgment Amt.: \$100,532.21  
Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520  
ALL the right, title, interest and claim of: Candice J. Stewart a/k/a Candice J. Raymond of in and to:  
Township of East Huntingdon; 295 Buckeye Tram Road a/k/a 231 Buckeye Road, Mount Pleasant, PA 15666; 0.19 Acres; A Residential Dwelling; DEED INSTRUMENT # 200506230031601  
TAX MAP# 47-14-00-0-084
- 
10.  
Property of: Jody L. Moore  
Execution No.: 23CJ03616  
Judgment Amt.: \$76,229.31  
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: Jody L. Moore of in and to:  
Township of Sewickley; 180 Cody Road, Herminie, PA 15637; Residential Dwelling; INSTRUMENT NO.: 202010210035296  
TAX MAP# 58-07-12-0-008
- 
11.  
Property of: RACHAEL E. GOLICK  
Execution No.: 23CI04889  
Judgment Amt.: \$71,297.77  
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller  
ALL the right, title, interest and claim of: RACHAEL E. GOLICK, of in and to:  
TOWNSHIP OF NORTH HUNTINGDON; 67 X 157; 572 CRESTWOOD DRIVE, NORTH HUNTINGDON, PA 15642; A residential dwelling house; DEED INSTRUMENT #2009-11300047310  
TAX MAP# 54-11-04-0-185
- 
12.  
Property of: Erik J. Finlayson  
Execution No.: 24CJ00022  
Judgment Amt.: \$83,920.30  
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: ERIK J. FINLAYSON of in and to:  
CITY OF LATROBE; 401 LLOYD AVENUE, LATROBE, PA 15650; Easterly portion of Lot No. 7 in the John A. Hartman Plan of Lots; A RESIDENTIAL DWELLING; 201806070017751  
TAX MAP# 15-03-09-0-245
- 
13.  
Property of: James M. Landsbach  
Execution No.: 78 of 2024  
Judgment Amt.: \$102,496.30  
Attorney: Brian M. Kile, Esq., Grenen & Birsic, P.C.  
ALL the right, title, interest and claim of: James M. Landsbach of in and to:  
Township of Derry; 1026 Roosevelt Way, New Alexandria, PA 15670; N/A; N/A; Residential Dwelling; INSTRUMENT #: 201806270019998  
TAX MAP# 45-14-00-0-052
- 
14.  
Property of: Emily A. Smalich  
Execution No.: 300 of 2024  
Judgment Amt.: \$165,964.33  
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
- 
15.  
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; 31; Residential Dwelling; INSTRUMENT #: 201304230015641  
TAX MAP# 06-01-09-0-174
- 
16.  
Property of: Gregory John Daigle and Joan L. Daigle  
Execution No.: 1182 OF 2024  
Judgment Amt.: \$269,235.43  
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102  
ALL the right, title, interest and claim of: Gregory John Daigle and Joan L. Daigle of in and to:  
Township of Unity; 933 Jamell Drive, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 200805290022679  
TAX MAP# 61-18-02-0-095
- 
17.  
Property of: Stephen M. Lewandowski and Alice V. Lewandowski, husband and wife  
Execution No.: 2063 OF 2024  
Judgment Amt.: \$112,818.60  
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: STEPHEN M. LEWANDOWSKI AND ALICE V. LEWANDOWSKI, HUSBAND AND WIFE of in and to:  
BOROUGH OF SCOTTDALE; 2311 COWLING RD, SCOTTDALE, PA 15683; Lot No. 74 in the West Park Plan; A RESIDENTIAL DWELLING; Deed Book Volume 3530, Page 537  
TAX MAP# 30-01-13-0-155
- 
18.  
Property of: Melanie V. Peterman and Stephen G. Peterman  
Execution No.: 24CJ02339  
Judgment Amt.: \$158,369.42  
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: Melanie V. Peterman and Stephen G. Peterman of in and to:  
Derry Borough; 250 Nicol Lane a/k/a Road 2 Box 56 B, Derry, PA 15627; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200503010009808  
TAX MAP# 45-34-00-0-179
- 
19.  
Property of: Rudolph Raul Redilla  
Execution No.: 24CJ02392  
Judgment Amt.: \$57,056.16  
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: RUDOLPH PAUL REDILLA AND SARAH M. REDILLA of in and to:  
FAIRFIELD TOWNSHIP; 119 CENTER ST, BOLIVAR, PA 15923; Lot No. 42 in the Plan of the Town of West Bolivar; A RESIDENTIAL DWELLING; 202108200034663  
TAX MAP# 48-05-03-0-052

20.

Property of: 3RA 781, LLC and Riolordo Appling, Sole Member of 3RA 781, LLC

Execution No.: 2678 of 2024

Judgment Amt.: \$165,515.31

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

ALL the right, title, interest and claim of: 3RA 781 LLC and Riolordo Appling, Sole Member of 3RA 781, LLC, of in and to:

Borough of Vandergrift; 300 Longfellow Street, Vandergrift, PA 15690 a/k/a 616 Wallace Street, Vandergrift, PA 15690 a/k/a 618 Wallace Street, Vandergrift, PA 15690 a/k/a 620 Wallace Street, Vandergrift, PA 15690; N/A; A Dwelling; Instrument No. 203211230039776

TAX MAP# 37-01-09-0-308

21.

Property of: John Benjamin Gojkovich and Marissa L. Kelley

Execution No.: 2957 OF 2024

Judgment Amt.: \$86,915.33

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

ALL the right, title, interest and claim of: John Benjamin Gojkovich and Marissa L. Kelley of in and to:

Borough of Penn; 601 Scott Street, Penn, Pennsylvania 15675; Residential Dwelling; Instrument Number: 201911180035532

TAX MAP# 29-01-10-0-089

22.

Property of: RENTALS BY M&N LLC

Execution No.: 3144 of 2024

Judgment Amt.: \$121,550.86

Attorney: ROBERT E. SMITHSON, JR., ESQ., PA COURT ID 329691, FEIN, SUCH, KAHN & SHEPARD, P.C., SUITE 121, ALLENTOWN, PA 18195, (610) 395-3535

ALL the right, title, interest and claim of: RENTALS BY M&N LLC of in and to:

CITY OF NEW KENSINGTON, 514 4TH AVENUE, NEW KENSINGTON, PA 15068; RESIDENTIAL; INSTRUMENT NUMBER 20230131002346

TAX MAP# 24-05-03-0-173

23.

Property of: Chad J. Gilbert

Execution No.: 24CJ03367

Judgment Amt.: \$228,954.70

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

ALL the right, title, interest and claim of: Chad J. Gilbert of in and to:

Hempfield Township; 460 Beaver Road, Jeannette, Pennsylvania 15644; 50-13-16-0-005; 1.40; Residential property. INSTRUMENT #201601270002918

TAX MAP# 50-13-16-0-005

24.

Property of: Charles R. Sarsfield, Jr.

Execution No.: 24CJ04212

Judgment Amt.: \$26,421.98

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

ALL the right, title, interest and claim of: Charles R. Sarsfield, Jr. of in and to:

Township of Hempfield; 3542 Wheeler Street, Hunker, PA 15639; 0.46 Acres; A Residential Dwelling; DEED INSTRUMENT # 200408020046730

TAX MAP# 50-40-04-0-021

25.

Property of: Estate of Eugene M. Smith, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises and All Persons, Firms or Associations claiming Right, Title or Interest from or Under the Estate of Eugene M. Smith, Deceased

Execution No.: 24CJ04237

Judgment Amt.: \$323,277.70

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 Eugene M. Smith, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises and All Persons, Firms or Associations claiming Right, Title or Interest from or Under the Estate of Eugene M. Smith, Deceased of in and to:

Township of Fairfield; 928 Turkey Inn Road, Ligonier, PA 15658; 1.80 Acres; A Residential single-family Dwelling; Book Volume 2296 Page 876

TAX MAP# 48-27-00-0-183

26.

Property of: ERIC A. BOWSER and LISA A. BOWSER

Execution No.: 2024-4505

Judgment Amt.: \$44,882.34

Attorney: SHNAYDER LAW FIRM, LLC, 148 East Street Road, Suite 352, Feasterville, PA 19053

ALL the right, title, interest and claim of: ERIC A. BOWSER and LISA A. BOWSER of in and to:

North Huntingdon; 2247 Lindale Court, North Huntingdon, PA 15642; N/A; Residential property. INSTRUMENT #: 202205060016540

TAX MAP# 54-10-11-0-078

27.

Property of: JEFFREY ALLEN SUSA, EXECUTOR AND HEIR OF THE ESTATE OF ALICE E. SUSA; CRAIG STEPHEN SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA; GREGORY SCOTT SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA

Execution No.: 24CJ04578

Judgment Amt.: \$238,402.30

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JEFFREY ALLEN SUSA, EXECUTOR AND HEIR OF THE ESTATE OF ALICE E. SUSA; CRAIG STEPHEN SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA; GREGORY SCOTT SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA of in and to:

UNITY TOWNSHIP; 120 VIRGINIA STREET LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201512160043451

TAX MAP# 61-15-13-0-008

28.

Property of: Jon Rametta

Execution No.: 24CJ04941

Judgment Amt.: \$152,311.81

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: JON RAMETTA of in and to:

TOWNSHIP OF UPPER BURRELL; 113 LORETTA LN, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 201903220007927

TAX MAP# 62-05-00-0-119; 62-05-00-0-120

29.

Property of: SHIRLEY A. FONNER, DECEASED

Execution No.: 24CJ04990

Judgment Amt.: \$80,520.57

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle A. Coleman, Esquire PA ID No. 32358, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: RONNIE LEE HILES SR A/K/A RONNIE HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; DONALD L HILES A/K/A DONALD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; RODNEY L. HILES A/K/A ROD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY A. FONNER of in and to:

TOWNSHIP OF HEMPFIELD; 175 GLENN AVE A/K/A 299 GLENN AVE JEANNETTE, PA 15644. N/A; A RESIDENTIAL DWELLING; DEED BV 2904 PG# 087

TAX MAP# 50-09-09-0-024

30.

Property of: Daniel C. Millberg and Jennifer L. McBride

Execution No.: 24CJ05513

Judgment Amt.: \$170,989.78

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

ALL the right, title, interest and claim of: Daniel C. Millberg and Jennifer L. McBride of in and to:

Township of North Huntingdon; 989 Brownstown Road, Larimer, Pennsylvania 15647; Residential Dwelling; Instrument Number: 202205270019202  
TAX MAP# 54-07-02-0-013

31.

Property of: Marlena Pushinsky a/k/a Marlena Cunha

Execution No.: 24CI05517 OF 2025

Judgment Amt.: \$37,307.20

Attorney: Dylan Chess, Esq., 485F Route 1 South, Suite 300, Iselin, NJ 08830

ALL the right, title, interest and claim of: Marlena Pushinsky a/k/a Marlena Cunha of in and to:

City of Jeannette; 1022 Gaskill Avenue, Jeannette, PA 15644; A Single-Family Residential Dwelling; DEED INSTRUMENT # 200306250049737; MORTGAGE INSTRUMENT # 200702020005300  
TAX MAP# 14-01-12-0-187

32.

Property of: John J. Kostyak, Jr. and Karen M. Kostyak, his wife

Execution No.: 25CJ00043

Judgment Amt.: \$121,394.47

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: John J. Kostyak, Jr. and Karen M. Kostyak, his wife of in and to:

Township of Rostraver; 510 Rostraver Road, Belle Vernon, PA 15012; N/A; 0.00; Single Family Dwelling; DBV 3608 PG # 057  
TAX MAP# 56-16-07-0-057

33.

Property of: CHRISTOPHER B. TRASCHEL, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GLORIA C. TRACHSEL A/K/A GLORIA TRACHSEL

Execution No.: 270 of 2025

Judgment Amt.: \$282,498.47

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 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: CHRISTOPHER B. TRACHSEL, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GLORIA C. TRACHSEL A/K/A GLORIA TRACHSEL of in and to:

North Huntingdon Township; 2139 NORTHWEST DRIVE NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; DBV 1953 PG# 90  
TAX MAP# 54-10-07-0-047

34.

Property of: Magens Bah Holdings, LLC a/k/a Magens Bay Holdings, LLC

Execution No.: 25CJ00533

Judgment Amt.: \$117,684.14

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

ALL the right, title, interest and claim of: Magens Bah Holdings, LLC a/k/a Magens Bay Holdings, LLC of in and to:

City of New Kensington; 193 Glenview Drive, New Kensington, PA 15068; 9000 square feet; A Single Family, Two Story Residential Dwelling; INSTRUMENT # 202303020004967  
TAX MAP# 24-04-01-0-081

35.

Property of: Gary C. Jones

Execution No.: 25CJ00534

Judgment Amt.: \$60,872.27

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

ALL the right, title, interest and claim of: Gary C. Jones of in and to:

Township of West Bolivar; 115 Clark Street, Bolivar, PA 15923; 0.34 Acres; A Residential Dwelling; DEED INSTRUMENT # 202011190039689  
TAX MAP# 48-05-03-0-010

36.

Property of: CHRISTOPHER M. HARTMAN KELLY HUSAK and JULIA JUBAS

Execution No.: 25CJ00576

Judgment Amt.: \$111,325.64

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

ALL the right, title, interest and claim of: CHRISTOPHER M. HARTMAN KELLY HUSAK and JULIA JUBAS of in and to:

Township of Ligonier; 502 Springfield Lane Ligonier, PA 15658; LOT A HSE STRG BLDG; A RESIDENTIAL DWELLING; B INSTRUMENT #202307200018266  
TAX MAP# 51-18-00-0-332

37.

Property of: Jennifer L. Ackerman

Execution No.: 849 of 2025

Judgment Amt.: \$115,243.48

Attorney: David L. Scherer, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1340, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Jennifer L. Ackerman of in and to:

Vandergrift Borough; 233 Whittier Street, Vandergrift, PA 15690; Part of Lot No. 17, in Block "W" of the Plan of the First Addition to Vandergrift Heights, Plan Book Volume 1, Page 153; Having thereon erected a dwelling house known as 233 Whittier Street, Vandergrift, PA 15690; INSTRUMENT NO. 202205110016981  
TAX MAP# 37-01-09-0-612

38.

Property of: CHAD A. ROLAND

Execution No.: 25CJ01343

Judgment Amt.: \$95,850.35

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire PA ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: CHAD A. ROLAND of in and to:

TOWNSHIP OF ALLEGHENY; 12 MCCUTCHEON SHORT CUT ROAD LEECHBURG / ALLEGHENY, PA 15656; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201011120041832  
TAX MAP# 42-09-00-0-048

39.

Property of: Robert J. Bush

Execution No.: 1375 of 2025

Judgment Amt.: \$68,711.23

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

ALL the right, title, interest and claim of: Robert J. Bush of in and to:

Washington Township; 1009 Spring Hill Road, Murrysville, PA 15668; 2 acres; Residential property. DBV 3260 PG# 486 (or) INSTRUMENT #: 6704  
TAX MAP# 63-16-00-0-177

40.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Kathleen S. Cowan a/k/a Kathleen H. Cowan, Deceased

Execution No.: 1379 of 2025

Judgment Amt.: \$40,336.35

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

ALL the right, title, interest and claim of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Kathleen S. Cowan a/k/a Kathleen H. Cowan, Deceased of in and to:

East Huntingdon Township; 410 Ruffsedale Alverton Road, Alverton, PA 15612; 4,792 square feet; Residential property. DBV 3503 PG# 425 (or) INSTRUMENT #: 6842  
TAX MAP# 47-10-07-0-010

41.

Property of: BARRY L. MCFARLAND and SCHERI C. SCHMITT

Execution No.: 1426 of 2025

Judgment Amt.: \$126,210.62

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire PA ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: BARRY L. MCFARLAND; SCHERI C. SCHMITT of in and to:

BOROUGH OF TRAFFORD; 206 E GILMORE AVE TRAFFORD, PA 15085; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200607060032359  
TAX MAP# 36-03-07-0-145

42.

Property of: CHRISTOPHER A. ZUPO and JOANNA L. ZUPO

Execution No.: 25CJ01473

Judgment Amt.: \$35,486.28

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

ALL the right, title, interest and claim of: CHRISTOPHER A. ZUPO and JOANNA L. ZUPO of in and to:

Township of Unity; 1421 Marguerite Lake Road Greensburg, PA 15601; LOT PCL A, HSE; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201411120036894

TAX MAP# 61-18-00-0-114

43.

Property of: Matthew D. Chronowski

Execution No.: 1527 of 2025

Judgment Amt.: \$207,992.59

Attorney: Kristine M. Anthou, Esq., Grenen & Birsic, P.C.

ALL the right, title, interest and claim of: Matthew D. Chronowski of in and to:

Borough of Scottsdale; 514 Arthur Avenue, Scottsdale, PA 15683; Lots Nos. 149 and 150 in P.S. Loucks Plan; N/A; Residential Dwelling; INSTRUMENT #: 201909180028174

TAX MAP# 30-01-14-0-156

44.

Property of: SAMANTHA TAYLOR LOFTUS, ADMINISTRATRIX OF THE ESTATE OF JODY L. EDGAR, DECEASED

Execution No.: 25CJ01593

Judgment Amt.: \$79,969.03

Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller

ALL the right, title, interest and claim of: SAMANTHA TAYLOR LOFTUS, ADMINISTRATRIX OF THE ESTATE OF JODY L. EDGAR, DECEASED, of in and to:

City of New Kensington; 25 x 120; 1808 KENSINGTON STREET, NEW KENSINGTON, PA 15068; A residential dwelling house; DEED INSTRUMENT #24-03-04-0-093

TAX MAP# 24-03-04-0-093

45.

Property of: Justin R. Hall and Brittany L. Shaulis a/k/a Brittany Shaulis

Execution No.: 1757 of 2025

Judgment Amt.: \$379,077.86

Attorney: Kristine M. Anthou, Esq., Grenen & Birsic, P.C.

ALL the right, title, interest and claim of: Justin R. Hall and Brittany L. Shaulis a/k/a Brittany Shaulis of in and to:

Township of Washington; 526 Pleasant View Drive, Apollo, PA 15613; Hall Consolidation Plan; N/A; Residential Dwelling; INSTRUMENT #: 202210190036312

TAX MAP# 63-09-00-0-022 and 63-09-00-0-023

46.

Property of: YENISE L. ZIMMERMAN

Execution No.: 25CJ01834

Judgment Amt.: \$92,436.58

Attorney: Robertson, Anschutz, Schneid, Crane & Partners – Attorneys for Plaintiff, PLLC, 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: YENISE L. ZIMMERMAN of in e and to:

BOROUGH OF SOUTH GREENSBURG; 1434 ELM STREET GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200312040096275

TAX MAP# 33-02-03-0-174

47.

Property of: Larry T. Miller, Jr. and Christina J. Miller, husband and wife

Execution No.: 25CJ01950

Judgment Amt.: \$78,106.85

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Larry T. Miller, Jr. and Christina J. Miller, husband and wife of in and to:

City of Jeannette; 526 North 7th Street, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201904110010139

TAX MAP# 14-02-05-0-168

48.

Property of: SHAWN D. YOUNG

Execution No.: 25CJ02096

Judgment Amt.: \$57,010.61

Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller

ALL the right, title, interest and claim of: SHAWN D. YOUNG, of in and to:

City of New Kensington; 40' x 120'; 1307 TAYLOR AVENUE, NEW KENSINGTON, PA 15068; A residential dwelling house; DEED INSTRUMENT #2021-05070018519

TAX MAP# 24-03-12-0-032

50.

Property of: Vincent A. Steban and Mary J. Steban

Execution No.: 24CJ03573

Judgment Amt.: \$203,593.01

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: VINCENT A. STEBAN AND MARY J. STEBAN of in and to:

HEMPFIELD TOWNSHIP; 510 BUCKINGHAM DR, GREENSBURG, PA 15601; Lot 303; A RESIDENTIAL DWELLING; 200310220085730

TAX MAP# 50-29-10-0-045

51.

Property of: LISA A. WELCH

Execution No.: 25CJ00390

Judgment Amt.: \$66,208.37

Attorney: LEON P. HALLER, ESQUIRE, PURCELL, KRUG & HALLER

ALL the right, title, interest and claim of: LISA A. WELCH, of in and to:

TOWNSHIP OF SOUTH HUNTINGDON; 62.2 X 113 X IR; 103 HIGHWAY STREET, YUKON, PA 15698 F/K/A 103 SPRING STREET, YUKON, PA 15698; A RESIDENTIAL DWELLING HOUSE; INSTRUMENT # 2009-08210033674

TAX MAP# 59-04-14-0-118

JAMES ALBERT, SHERIFF  
WESTMORELAND COUNTY  
SHERIFF'S OFFICE  
GREENSBURG, PA 15601

12/19/26 Sep

**WESTMORELAND BAR ASSOCIATION  
2025–2026 BOARD OF DIRECTORS**

Leo J. Ciaramitaro, Esq.	<i>President</i>
Adam J. Long, Esq.	<i>President-Elect</i>
Kelly M. Eshelman, Esq.	<i>Vice President</i>
Kristen C. Weidus, Esq.	<i>Director</i>
Jacquelyn A. Knupp, Esq.	<i>Director</i>
Peter P. Cherellia, Esq.	<i>Director</i>
Angelea Allen Mitas, Esq.	<i>Past President</i>

**EX-OFFICIO MEMBERS**

Alahna O'Brien	<i>Secretary</i>
James A. Horchak, Esq.	<i>Treasurer</i>

**WESTMORELAND LAW JOURNAL  
PUBLICATIONS COMMITTEE**

Melissa Guidy, Esq.	<i>Editor</i>
Susan C. Zellner	<i>Managing Editor</i>
Alahna O'Brien	<i>Associate Editor</i>
David A. Colecchia, Esq.	<i>Case Editor</i>
Elizabeth J. McCall, Esq.	<i>Case Editor</i>

Published every Friday by the Westmoreland Bar Association. Legal notices, advertisements, and materials must be received by Noon on Tuesday preceding the date of publication.

*Address all communications to:*

Westmoreland Law Journal • 100 North Maple Avenue • Greensburg, PA 15601-2506  
Phone: 724-834-7260 • Fax: 724-834-6855 • Email: [susan.zellner@westbar.org](mailto:susan.zellner@westbar.org)

**Advertising Rates Effective August 1, 2023**

Estate Notices . . . . .	\$125.00 through the Register of Wills office
Trust Notices . . . . .	\$125.00 <i>prepaid</i> , runs 3 weeks, includes 1 proof
Fictitious Name Notices . . . . .	\$125.00 <i>prepaid</i> , includes 1 proof
All Corporate Notices . . . . .	\$125.00 <i>prepaid</i> , includes 1 proof
Change of Name Notices . . . . .	\$125.00 <i>prepaid</i> , includes 1 proof
Other Notices . . . . .	\$3.75 per line, per week, <i>minimum charge \$50.00</i>
Proof of Publication . . . . .	\$5.00 each
Annual Subscription . . . . .	\$52.00 per year

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The *Westmoreland Law Journal* will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar, or make any changes in content. The *Westmoreland Law Journal* makes no representation as to the quality of services offered by any advertiser in this publication.

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.