

Need a lawyer? Find one at 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
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 padisciplinaryboard.org/for-the-public/find-attorney.

FIRST PUBLICATION

JAMES L ARMBRUST, a/d, JAMES ARMBRUST, late of City of Monessen, Westmoreland County, PA
Admrx.: Dawnne Anjeanette Pettit
108 Surrey St
Monessen PA 15062
Atty.: Richard C Mudrick
300 Fallowfield Avenue
Charleroi PA 15022

SARA L BEAKEN, a/d, SARA LEE BEAKEN, a/d, SALLY BEAKEN, late of City of Latrobe, Westmoreland County, PA
Exrx.: Stacy L Beaken
1345 Trent Dr
Latrobe PA 15650

JENNIFER L BURNS, a/d, JENNIFER BURNS, late of Hempfield Township, Westmoreland County, PA
Admrx.: Joanne L Hartzell
11 S. Third Street
Youngwood PA 15697
Atty.: Anthony W DeBernardo Jr
DeBernardo Antoniono McCabe & Davis

SHELBY J CALDERONE, a/d, SHELBY JEAN CALDERONE, late of Hempfield Township, Westmoreland County, PA
Exrx.: Stacey S Morrison
PO Box 57
Armbrust PA 15616
Atty.: Marilyn M. Gaut

DOUGLAS G HASSINGER, late of Hempfield Township, Westmoreland County, PA
Adm. c.t.a.: Brian Hassinger
341 Walton Tea Room Road
Greensburg PA 15601
Atty.: Tyler J Jones

DALE E HENDERSON, late of Salem Township, Westmoreland County, PA
Exrx.: Marilyn L Henderson
12 Delmar Court
Delmont PA 15626
Atty.: Scott A Fatur

THERESA P HENNINGER, a/d, THERESA HENNINGER, late of Hempfield Township, Westmoreland County, PA
Exr.: Richard W. Henninger
202 Laura St
Jeannette PA 15644

ELSIE J HORAN, a/d, ELSIE HORAN, late of Rostraver Township, Westmoreland County, PA
Exr.: Thomas D Horan
165 Winfield Circle
Greensburg PA 15601
Atty.: Thomas W. Smith
Mears, Smith, Houser & Boyle, P.C.

MAUREEN KANE, a/d, MAUREEN J KANE, a/d, MAUREEN S KANE, a/d, MAUREEN JOYCE KANE, late of Ligonier Township, Westmoreland County, PA
Exr.: Paul Kane
1623 Watterson Ct
Pittsburgh PA 15241
Atty.: Ryan P Cribbs
Nakles and Nakles

MARGARET M KEIM, late of Youngstown Borough, Westmoreland County, PA
Admrx.: Mary B Keim
1240 Mission Road, Apt 24
Latrobe PA 15650
Atty.: Mary Ann Grec
35 West Pittsburgh Street
Greensburg PA 15601

ROBERT A KUCMEROSKI, a/d, BOB KUCMEROSKI, a/d, ROBERT ANTHONY KUCMEROSKI, late of City of Monessen, Westmoreland County, PA
Exr.: Joshua Robert Kucmeroski
1813 Cedaridge Drive
South Park PA 15129
Atty.: Nicolas J Sasso
6 PPG Place, Third Floor
Pittsburgh PA 15222

LINDA L KURIMSKY, late of Municipality of Murrysville, Westmoreland County, PA
Exr.: Kevin B Kurimsky
3004 Lexington Court
Export PA 15632
Atty.: Molly M Creenan

DOLORES B MACKLIN, a/d, DOLORES BERNADINE MACKLIN, late of City of New Kensington, Westmoreland County, PA
Exrs.: Jeffrey L Macklin
411 Coal St
Penn Boro PA 15675
John R Northern
450 Spring St
New Kensington PA 15068

ALAN JOHN MANDERINO, a/d, JACK MANDERINO, a/d, ALAN J MANDERINO, late of City of Monessen, Westmoreland County, PA
Adm.: Gino G Manderino
6038 Blue Autumn Street
North Las Vegas NV 89031

SHELDON MCGARRY, late of Salem Township, Westmoreland County, PA
Exrx.: Lori Ann White
1819 Route 819
Greensburg PA 15601
Atty.: Robert J. Specht
Morocco Morocco & Specht PC

PHILIP RUFF NULL, a/d, PHILIP NULL, a/d, PHILIP R NULL, late of Derry Township, Westmoreland County, PA
Admrx.: Jennifer R Strimel
210 Jefferson Avenue
Downingtown PA 19335
Atty.: Del P Nolfi III
Ligonier Law

JOHN J REHAK, late of City of Greensburg, Westmoreland County, PA
Adm.: William Rehak
921 Edgewood Ave
Lancaster PA 17603
Atty.: Vanda Raszewski

LUCILLE SCHOENIG, a/d, LUCILLE B SCHOENIG, late of Washington Township, Westmoreland County, PA
Exrx.: Christine McFarlane
15587 Annesley Road
East Liverpool OH 43920
Atty.: Thomas G Lawlor
Lawlor & Lawlor PC
979 Perry Highway
Pittsburgh PA 15237

DENNIS S. SHILOBOD, a/d, DENNIS SHILOBOD, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Jennifer C. Nelson
 12 West Drive
 Bay Shore NY 11706
 Atty.: David S. DeRose
 Quatrini Law Group

TERRY SMALL, late of Unity Township, Westmoreland County, PA
 Exrs.: Abby Clark
 1102 Chaucer Drive
 Greensburg PA 15601
 Gary Small
 2 West Farms Lane
 Commack NY 11725
 Atty.: Wesley T. Long
 Long & Long

ELDENE SMITH, a/d, ELDENE SHILEY, a/d, ELDENE G SHILEY, late of Fairfield Township, Westmoreland County, PA
 Exrx.: Leta L Brendlinger
 880 Muir Road
 Blairsville PA 15717
 Atty.: Del P Nolfi III
 Ligonier Law

CHARLES AUGUSTUS SMITH SR, a/d, CHARLES A SMITH, late of City of Lower Burrell, Westmoreland County, PA
 Admrx.: Patricia L Smith
 234 Fairview Dr
 Lower Burrell PA 15068

NOEL C STINE, a/d, NOEL CLAIRE STINE, late of City of New Kensington, Westmoreland County, PA
 Exrx.: Mona Dajani Swartz
 425 Finnin Rd
 New Kensington PA 15068
 Atty.: Harold A. English
 H.A. English And Associates, PC
 4290 William Flinn Hwy, Suite 200
 Allison Park PA 15101

ALICE P TENCA, a/d, ALICE PATRICIA TENCA, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Shirley K Clement
 622 Grove Street
 Greensburg PA 15601
 Atty.: E. David Harr

KENNETH ALLEN THOMAS, a/d, KENNETH A THOMAS, late of City of Latrobe, Westmoreland County, PA
 Exrx.: Donna Lee Royer
 817 Rolling Hills Road
 Ruffs Dale PA 15679
 Atty.: Corey Sacca
 Bononi & Company

GILDA R THOMPSON, a/d, GILDA THOMPSON, a/d, GILDA RESTAURI THOMPSON, late of Municipality of Murrysville, Westmoreland County, PA
 Exrs.: Carrie J Luko
 3120 Deerfield Court
 Murrysville PA 15668
 Timothy L Thompson
 3222 Tarr Hollow Road
 Murrysville PA 15668
 Atty.: Wesley T. Long
 Long & Long

DON E TURNER, a/d, DON EDWARD TURNER, late of City of Jeannette, Westmoreland County, PA
 Exr.: Douglas Patton
 23 Falkirk Drive
 Penn Hills PA 15235

ROBERT W WOJTKOWSKI, a/d, ROBERT WOJTKOWSKI, late of City of Monessen, Westmoreland County, PA
 Exrx.: Roberta Wavrek
 216 Luce Avenue
 Monessen PA 15062
 Atty.: Mark J. Shire

JUDITH D WOLFORD, a/d, JUDITH WOLFORD, a/d, JUDITH DIANE WOLFORD, late of Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Marsha Lyn Sebastian
 4900 School Rd S
 Export PA 15632
 Atty.: Vanda Raszewski

DANIEL ALAN ZANCHA, late of Hempfield Township, Westmoreland County, PA
 Admr. & Atty.: Vincent J. Finoli
 Finoli Law LLC
 229 South Maple Avenue
 Greensburg PA 15601

SECOND PUBLICATION

BARRY BERNARD, late of West Leechburg Borough, Westmoreland County, PA
 Admrx.: Jennifer Bernard
 1109 Warren Ave
 New Kensington PA 15068
 Atty.: Katie Adams Killion
 Kontos Mengine Killion & Hassen
 603 Stanwix St, Two Allegheny Center
 Pittsburgh PA 15222

HERMAN HENRY BORN SR, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Kevin M Born
 4060 Hart Court
 Murrysville PA 15668
 Atty.: Colleen D Bratkovich
 6530 Route 22, Suite 310
 Delmont PA 15626

JAMES DZUGAN, a/d, JIM DZUGAN, late of City of New Kensington, Westmoreland County, PA
 Exr.: Joseph Gladowski
 876 Thompson Run Rd
 Harwick PA 15049
 Atty.: Samuel R Coury

JEFFREY F FORSHA, late of Derry Township, Westmoreland County, PA
 Admrx.: Becky Steele
 6393 Route 982
 Blairsville PA 15717
 Atty.: Christopher E. Nichols

LOUIS A GOBLINGER, late of Unity Township, Westmoreland County, PA
 Exrx.: Lynette Diorio
 165 St Clair Hollow Lane
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

NORMA J GOEHRING, a/d, NORMA GOEHRING, a/d, NORMA JEAN GOEHRING, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Randy R Goehring
 670 Altman Street
 North Huntingdon PA 15642
 Atty.: Jerome L Tierney
 10531 Center Highway
 North Huntingdon PA 15642

EDWIN H GOTT JR, a/d, EDWIN HAYS GOTT JR, late of Ligonier Township, Westmoreland County, PA
 Exr.: Edwin H Gott III
 10 Springdowns Way
 Colorado Springs CO 80906
 Atty.: Stephen F Ban
 Metz Lewis Brodman Must O'Keefe LLC
 444 Liberty Avenue - Suite 2100
 Pittsburgh PA 15222

DOROTHY J HEACOX, late of Derry Township, Westmoreland County, PA
 Exrcs.: Karen Theis
 116 Mountaineer Ln
 Mount Pleasant PA 15666
 Patricia J Shivetts
 510 Hamilton Ave
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

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

ROBERT K JONES, a/d, ROBERT KENNETH JONES, late of Allegheny Township, Westmoreland County, PA
 Exr.: Darren A Jones
 3440 Garvers Ferry Road
 Lower Burrell PA 15068
 Atty.: Samuel R Coury

LINDA DIANE LASTER, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Gerald Laster
 330 Nelbon Ave
 Pittsburgh PA 15235
 Atty.: Keegan E. Miller-Johnson
 Bononi & Company, PC

DANIEL S LEHOSKY, late of Sewickley Township, Westmoreland County, PA
 Exrs.: Danielle Domasky
 132 Danielle Lane
 Herminie PA 15637
 Lori Kuzia
 3507 Kafmann Avenue
 Pittsburgh PA 15227
 Steven P Lehosky
 930 Fifth Avenue
 East McKeesport PA 15035

JEANNETTE P LIBERATORE, late of Washington Township, Westmoreland County, PA
 Exr.: Charles Liberatore Jr
 140 Jerome Drive
 Butler PA 16001
 Atty.: Richard A. Bruni

JOAN M MATT, a/d, JOAN MATT, a/d, JOAN MARY MATT, late of City of Lower Burrell, Westmoreland County, PA
 Exrx.: Suzette Carbaugh
 319 Hilltop Drive
 Lower Burrell PA 15068
 Atty.: Samuel R Coury

JEAN E MUNDY, a/d, JEAN EVELYN MUNDY, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Roger Mundy
 520 Brittany Court
 North Huntingdon PA 15642
 Atty.: Ryan Dansak
 Myers Duffy Dansak & Clegg, LLC

JUDITH C O'CONNELL, a/d, JUDITH C O'CONNELL, late of City of Greensburg, Westmoreland County, PA
 Exr.: John R O'Connell
 6641 Buttonbush Court
 Hilliard OH 43026
 Atty.: Adam J. Long
 Long & Long

MILDRED PALENCHAR, late of South Greensburg Borough, Westmoreland County, PA
 Exr.: Gregory Palenchar
 2333 Hunter Rd
 Greensburg PA 15601
 Atty.: Richard W. Schimizzi

ANITA MARIE QUATRINI, a/d, ANITA M QUATRINI, late of City of Latrobe, Westmoreland County, PA
Admr.: Vincent J Quatrini Jr
550 E Pittsburgh Street
Greensburg PA 15601
Atty.: David S. DeRose
Quatrini Law Group

AUDREY PRINGLE SCOTT, a/d, AUDREY P SCOTT, late of Municipality of Murrysville, Westmoreland County, PA
Exrx.: Janice L Pringle
24 Allegheny Avenue
Oakmont PA 15139
Atty.: Molly M Creenan

MARILYN P SHARICK, late of City of Lower Burrell, Westmoreland County, PA
Exrx.: David E Sharick
8353 Knollwood Drive
Allison Park PA 15101
Atty.: Gino F. Peluso

ELIZABETH L STOLTZ, a/d, ELIZABETH STOLTZ, late of Vandergrift Borough, Westmoreland County, PA
Exrx.: Dennis Stoltz
208 Emerson St
Vandergrift PA 15690
Atty.: Samuel R Coury

JOANN MAE TOBIAS, a/d, JOANN TOBIAS, late of City of Jeannette, Westmoreland County, PA
Admr.: Cameron Anthony Tobias
104 Pheasant Circle
Ligonier PA 15658
Atty.: Kenneth B. Burkley

MARTHA E VAN STAN, a/d, MARTHA E VANSTAN, a/d, MARTHA ELIZABETH VAN STAN, late of Hempfield Township, Westmoreland County, PA
Exrx.: Judy Burd
1522 Broad Street
Greensburg PA 15601
Atty.: Lawrence F Becker III
121 West Second Street
Greensburg PA 15601

CHARLES A WEISEL, late of Mount Pleasant Borough, Westmoreland County, PA
Exrx.: Sharon Hamric-Weis
1006 Northfield Dr.
Carlisle PA 17013

CHARLES A WELSCH, a/d, CHARLES ALFRED WELSCH, late of Unity Township, Westmoreland County, PA
Exrx.: Sharon R Welsch
1482 Monastery Dr
Latrobe PA 15650
Atty.: Nicole M Pardus
Long & Long LLC

MARTIN WELSCH, late of Hempfield Township, Westmoreland County, PA
Exrx.: Sandra W Lavrinc
2037 Clawson Ave
Greensburg PA 15601
Atty.: Adam J. Long
Long & Long

CAROL A YANOK, a/d, CAROL YANOK, a/d, CAROL ANN YANOK, late of City of New Kensington, Westmoreland County, PA
Exrx.: Mary C Balich
423 Vernon Street
New Kensington PA 15068
Atty.: Samuel R Coury

JANET E ZAMBANINI, late of Irwin Borough, Westmoreland County, PA
Exrx.: Christopher Komyanik
11305 McKee Road
Irwin PA 15642
Atty.: Seth Penner
357 Regis Avenue, Suite 1
Pittsburgh PA 15236

THIRD PUBLICATION

PATRICIA ANN BAINBRIDGE, a/d, PATRICIA A BAINBRIDGE, late of North Belle Vernon Borough, Westmoreland County, PA
Admr.: Willard Hilty Jr
4028 Pittsburgh Road
Belle Vernon PA 15012
Atty.: Mark E. Ramsier

DAVID M BENNER, a/d, DAVID MERYL BENNER, late of Penn Township, Westmoreland County, PA
Admr. c.t.a.: Mark David Benner
109 Clearview Court
Irwin PA 15642
Atty.: Jacob M Fabian
4314 Old William Penn Highway, Suite 201
Monroeville PA 15146

LOIS V. BRETT, late of North Huntingdon Township, Westmoreland County, PA
Admr.: Barbara Lee Dell
608 Woodmere Dr, Apt 7
New Stanton PA 15672
Atty.: Kristen L Behrens
Dilworth Paxson LLP
1650 Market St, Ste 1200
Philadelphia PA 19103

RONALD V CLEMENS, late of Penn Township, Westmoreland County, PA
Admr.: Susan M Clemens
12 Spring Valley Road
Jeannette PA 15644
Atty.: Leslie J. Mlaker

JON R COCHRAN, a/d, J. ROBERT FRITZ, a/d, JON ROBERT FRITZ, a/d, JON ROBERT COCHRAN, late of Salem Township, Westmoreland County, PA
Admr.: Linda M Smith
127 Harmony Way
Centreville MD 21617
Atty.: Todd T Turin
Turin DeMatt & Cavanaugh PC

HAROLD G CUNNINGHAM, a/d, HAROLD CUNNINGHAM, late of Upper Burrell Township, Westmoreland County, PA
Exrx.: Melanie Ann Fish
5715 Meridian Rd
Gibsonia PA 15044
Atty.: Samuel R Coury

JOAN M DOWNING, late of Penn Borough, Westmoreland County, PA
Exrx.: Eileen J Overly
PO Box 756
Mount Pleasant PA 15666
Donald E Overly
350 Mt Joy Road, PO Box 756
Mount Pleasant PA 15666
Atty.: Thomas W. Smith
Mears, Smith, Houser & Boyle, P.C.

RALPH E GERENA, a/d, RALPH EDWARD GERENA, late of Derry Township, Westmoreland County, PA
Exrx.: Carol J Pounds
102 Deep Hollow Road
Blairsville PA 15717

DOROTHY M GROSS, a/d, DOROTHY GROSS, a/d, DOROTHY MAE GROSS, late of Ligonier Township, Westmoreland County, PA
Exrx.: Christy B Medina
48 Oak Street
Manor PA 15665
Atty.: Douglas J. Welty
Welty & Welty LLP

JACQUELYN B HEBBRANK, late of City of Greensburg, Westmoreland County, PA
Exrx.: Gregory Hebrank
166 Firestone Road
Greensburg PA 15601
Atty.: Edward J Kabala
Six PPG Place, Suite 1000
Pittsburgh PA 15222

WALTER HUDOCK, a/d, WALTER J. HUDOCK, late of Mount Pleasant Township, Westmoreland County, PA
Exrx.: Rosemary Hudock
8 Henry Clay Frick Street
Mount Pleasant PA 15666
Atty.: Kristen L Behrens
Dilworth Paxson LLP
1650 Market St, Suite 1200
Philadelphia PA 19103

ALICE G KNIZNER, a/d, ALICE GRACE KNIZNER, late of City of Greensburg, Westmoreland County, PA
Exrx.: Janet L Enders
2607 Yaletzi Lane
League City TX 77573
Martin J Knizner
1539 Darlington Road
Ligonier PA 15658

DEBORAH L KOCEVAR, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Lisa R Rotherham
1021 Evergreen Avenue
Greensburg PA 15601
Atty.: Tyler J Jones

FRANK KUBICEK, a/d, FRANK W. KUBICEK, late of Youngwood Borough, Westmoreland County, PA
Exrx.: Carol Riddle
111 Cards Lane
Hunker PA 15639
John Kubicek
2230 Main Street, PO Box 26
Arona PA 15617
Atty.: James N. Falcon

MARY E LUTZ, a/d, MARY EMMA LUTZ, late of Avonmore Borough, Westmoreland County, PA
Exrx.: Charles J Lutz
132 Bell Point Road
Avonmore PA 15618
Atty.: Victoria M Bedick

MARY F LUTZ, late of City of Jeannette, Westmoreland County, PA
Admr.: Lawrence P Lutz
677 Macbeth Drive
Pittsburgh PA 15235
Robert J Lutz
2966 Sunset Circle
Export PA 15632
Atty.: John P Donovan
434 Allegheny River Blvd, Suite 200
Oakmont PA 15139

MICHAEL CALVIN MARTINELLI, a/d, MICHAEL C. MARTINELLI, late of Municipality of Murrysville, Westmoreland County, PA
Exrx.: Janice M. Taylor-Condo
1001 Pinnacle Way
Greensburg PA 15601
Atty.: John W Ament

THOMAS REGIS MCCARTNEY JR, a/d, THOMAS R MCCARTNEY JR, late of Unity Township, Westmoreland County, PA
 Exr.: Thomas A McCartney
 738 Weldon St
 Latrobe PA 15650

ROBERT E OBRIEN, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Sherry Svesnik
 91 Baltimore Street
 Irwin PA 15642
 Atty.: Tyler J Jones

MARJORIE A O'NEIL, late of Penn Township, Westmoreland County, PA
 Exrs.: Brian J O'Neil
 2501 Morris Avenue
 North Huntingdon PA 15642
 Greg W O'Neil
 146 Bylerly Drive
 Jeannette PA 15644
 Atty.: Rebecca A Brammell
 Brammell Law PC

GERALD THOMAS PEVORNIK, a/d, GERALD T PEVORNIK, late of Penn Township, Westmoreland County, PA
 Admrx.: Lisa Rogers
 116 Chestnut Place
 Manor PA 15665
 Atty.: Mary Ann Grec
 35 West Pittsburgh Street
 Greensburg PA 15601

BETTY PHILLIPS, a/d, BETTY J PHILLIPS, late of Hempfield Township, Westmoreland County, PA
 Exr.: Donna J Phillips
 745-E Presque Isle Drive
 Pittsburgh PA 15239
 Atty.: Todd T Turin
 Turin DeMatt & Cavanaugh PC

ELAINE B PODLOGAR, late of North Huntingdon Township, Westmoreland County, PA
 Adm.: Anthony L Podlogar Jr
 410 Corey Dr
 North Huntingdon PA 15642
 Atty.: Ashley E Sharek
 Sharek Law Office, LLC dba Entrusted Legacy Law

RICHARD M POTTER, late of City of Lower Burrell, Westmoreland County, PA
 Exr.: Jeffrey J Potter
 4906 Shadycrest Lane
 Gibsonia PA 15044
 Atty.: Gino F. Peluso

CLARA L REED, a/d, CLARA REED, late of City of Greensburg, Westmoreland County, PA
 Exrx.: Shannon R Reed
 1679 Waterfront Place, Apt 457B
 Pittsburgh PA 15222

ROBERT C RESIDES, a/d, ROBERT C RESIDES SR, late of Derry Township, Westmoreland County, PA
 Exrx.: Rebecca Lukacs
 11 Royal Oak Drive
 Lower Burrell PA 15068
 Atty.: Suzanne J. Mahady
 Mahady & Mahady

THOMAS RIES, late of Salem Township, Westmoreland County, PA
 Admrx.: Lisa Ries
 886 Croft Road
 Greensburg PA 15601
 Atty.: Matthew I Jaynes
 207 S. Maple Avenue
 Greensburg PA 15601

JAMES VINCENT RIZZO, late of Hempfield Township, Westmoreland County, PA
 Exr.: Pamela L Livolsi
 41 Woodland Ave
 Greensburg PA 15601
 Atty.: Tyler J Jones

PATRICIA I SHORT, late of Derry Township, Westmoreland County, PA
 Exr.: David M Short
 330 Livermore Rd
 Blairsville PA 15717
 Atty.: Donald C Rega
 Latrobe Law Associates, LLC
 206 Weldon Street
 Latrobe PA 15650

BRUCE S SPOFFORD, late of Municipality of Murrysville, Westmoreland County, PA
 Exrs.: Christopher Spofford
 4517 26th Avenue South
 Saint Petersburg FL 33711
 Nikki Bruni
 411 School Street
 Verona PA 15147
 Atty.: Molly M Creenan

ELEANOR G SUTER, late of East Huntingdon Township, Westmoreland County, PA
 Exr.: Charles L Suter
 517 Stoner Road
 Ruffs Dale PA 15679
 Atty.: Marilyn M. Gault

GEORGIA M ULERY, late of Mount Pleasant Township, Westmoreland County, PA
 Exrs.: Roger K Ulery
 133 Hoke Rd
 Mount Pleasant PA 15666
 Donald R Ulery
 507 Parker Ave
 Scottsdale PA 15683
 Atty.: Paul E. Toohey

NORMA JEAN VESTRAT, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Mark L Vestrat
 117 Graham Avenue
 North Versailles PA 15137
 Atty.: Richard J Catalano
 468 Lincoln Highway
 North Versailles PA 15137

MARCENE Y WHITE, late of East Huntingdon Township, Westmoreland County, PA
 Exr.: David K White
 225 Calvary Church Rd
 Champion PA 15622

JOYCE WITHERSPOON, a/d, JOYCE DIANE WITHERSPOON, a/d, JOYCE D WITHERSPOON, late of City of Latrobe, Westmoreland County, PA
 Exrx.: Patience Marol
 137 Rockpointe Lane
 Latrobe PA 15650
 Atty.: James J. Conte

LEGAL NOTICES

NOTICE

Venturini, Allan R. Deceased

Late of West Leechburg
 Westmoreland County

Notice is given to those having claims against the decedent to present them to the undersigned duly authenticated for settlement.

Leonard Venturini
 182 Lake Dr
 Greensburg PA 15601

31 Oct; 7/14 Nov

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
 OF WESTMORELAND COUNTY,
 PENNSYLVANIA

No. 5444 of 2025

In re: Petition of Ava Elizabeth Stafford for change of name to Ava Nicole Stockton

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 22 day of January, 2026, at 1 P.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.

14 Nov

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:

Elmer Banyasz and Pauline L. Banyasz being Map Number **46-10-12-0-008**, and being located in **Donegal Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **January 7, 2026**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **9:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$2,677.32**, plus costs, which sum is due at the time of the sale.

14 Nov

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:

Frank Bohaski and Corrine Bohaski being Map Number **52-08-08-0-006**, and being located in **Loyalhanna Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **January 7, 2026**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$872.46**, plus costs, which sum is due at the time of the sale.

14 Nov

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:

Frank Bohaski and Corrine Bohaski being Map Number **52-08-08-0-012**, and being located in **Loyalhanna Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **January 7, 2026**, 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 **\$985.84**, plus costs, which sum is due at the time of the sale.

14 Nov

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:

Thomas P. Schultheis, Jr. being Map Number **61-06-00-0-156**, and being located in **Unity Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **January 7, 2026**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$3,659.38**, plus costs, which sum is due at the time of the sale.

14 Nov

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:

Robert Miller, Jon C. Miller and Ramie A. Miller being Map Number **58-03-00-0-192**, and being located in **Sewickley Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **January 7, 2026**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$1,742.50**, plus costs, which sum is due at the time of the sale.

14 Nov

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:

Lois L. McMahon and Jean I. Labuda being Map Number **58-07-10-0-001**, and being located in **Sewickley Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **January 7, 2026**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **12:00 p.m.**, prevailing time, to the highest bidder for an amount not less than **\$833.77**, plus costs, which sum is due at the time of the sale.

14 Nov

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **KINZLER LIVING TRUST DATED OCTOBER 3, 2024**, File No. 6525-2467. Edward L. Kinzler III, Grantor of the trust, of Apollo, Westmoreland County, Pennsylvania, died on July 12, 2025. All persons having claims against Edward L. Kinzler III are requested to make known the same to the trustee or attorney named below. All persons indebted to Edward L. Kinzler III are requested to make payment without delay to the trustee or attorney named below.

Gregory R. Kinzler, Trustee
c/o Emily N. Masotto, Esquire
Sechler Law Firm LLC
500 Commonwealth Drive
Warendale, PA 15086

7/14/21 Nov

**AUDIT OF ACCOUNTS
TO BE HEARD**

NOTICE BY JONATHAN A. WIAN, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

The following Executors, Administrators, Trustees and Guardians have filed their Accounts in the Office of the Clerk of Orphans' Court, Division of the Common Pleas Court of Westmoreland County, Greensburg, Pennsylvania and will be presented to the Court for Confirmation at the Westmoreland County Courthouse, Greensburg, Pennsylvania.

**ACCOUNTS PRESENTED
FOR CONFIRMATION**

AUDIT TO BE HEARD November 18, 2025
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. J. A. S., A MINOR—Commercial Bank & Trust of PA Guardian
2. FRANCES E. SABO, a/d FRANCES SABO, a/d FRAN E. SABO, a/d FRAN SABO, a/d FRANCES EILEEN SABO—Gregory C. Moore Exr—Andrew P. Acosta
3. FRANCES E. SABO REVOCABLE TRUST—Gregory C. Moore Trustee—Andrew P. Acosta
4. RICHARD C. STOVER, a/d RICHARD CLAY STOVER, a/d RICHARD STOVER—Gregory C. Moore Exr—Andrew P. Acosta
5. NICOLAS J. SERENYI—Geza Serenyi Exr—James S. Lederach
6. MARY ALSINA FOX, a/d MARY ALSINA WATT FOX—Steven C. Fox Exr—Jon M. Lewis
7. CLIFFORD T. SMITH—Carrie Haver Admr—Jon M. Lewis
8. FRANK R. MONTELEONE—Kelley A. Russell Exrx—Robert B. Liotta
9. DEREK KOTECKI FAMILY MEMORIAL TRUST—Timothy W. Weitzel Julie J. Kotecki Gregory C. Moore Trustees—Gregory C. Moore
10. CARLL AIELLO, a/d LENNY AIELLO—David J. Aiello Exr—David G. Petonic
11. REBECCA L. JOHNSON—Gretchin Bitner Exrx—Mark L. Sorice
12. ELEANOR B. MCCAMANT, a/d ELEANOR ANN MCCAMANT, a/d ELEANOR A. MCCAMANT—Deborah J. Miskis Kim E. Brown Exrxs—Todd T. Turin
13. CAROL R. MITCHELL, a/d CAROL RUTH MITCHELL, a/d CAROL MITCHELL—Tammy L. Roberts Randy L. Lawson Exrs—Douglas J. Welty

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Christopher A. Feliciani, Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on November 18, 2025 at 9:00 A.M. Prevailing

Time in Courtroom 5.

THIS IS THE LAST DAY TO PRESENT CLAIMS AND OBJECTIONS TO THE COURT. If no claims or objections are presented, all Accounts will become final. If you do not have an Attorney, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service
PO Box 565
Greensburg, PA 15601
Telephone: (724) 834-8490
<http://lrs.westbar.org>

7/14 Nov

SHERIFF SALES

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

MONDAY, JANUARY 5, 2026

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 JANUARY 15, 2026 (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 JANUARY 5, 2026 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.
Property of: Stewart A. Pfeil
Execution No.: 512-2018
Judgment Amt.: \$232,767.26
Attorney: Daniel J. Capecci, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539
ALL the right, title, interest and claim of: Stewart A. Pfeil of in and to:
Penn Township: 117 Seslar Drive, Jeannette, PA 15644; 119; 0.000; Residential; INSTRUMENT#: 200103140010873
TAX MAP# 55-14-02-0-050

2.
Property of: NANCY SIMPSON and DEBORAH E. SIMPSON, JTWROS
Execution No.: 2784 of 2020
Judgment Amt.: \$39,183.57
Attorney: Matthew L. Prather, Esquire, Bumbaugh I George I Prather I DeDiana, Old Trail Professional Building, 10526 Old Trail Road, North Huntingdon, PA 15642, 724.864.6840
ALL the right, title, interest and claim of: NANCY SIMPSON of in and to:
Jeannette, City; 1105 NORTH 3RD ST, Jeannette, PA 15644; 72.83 X 181.86 X IR; Residential Dwelling; DEED INSTRUMENT # 201907030019342
TAX MAP# 14-02-02-0-056

3.
Property of: Ryan Murphy, a married man and Shelby Murphy, his wife
Execution No.: 21CJ03960
Judgment Amt.: \$85,320.42
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: Ryan Murphy, a married man and Shelby Murphy, his wife of in and to:
Borough of Vandergrift; 221 Holmes Street, Vandergrift, PA 15690; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201609070028503
TAX MAP# 37-01-09-0-583

4. Property of: Roy C. Monsour and United States of America
Execution No.: 4124 of 2022
Judgment Amt.: \$607,490.59
Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966
ALL the right, title, interest and claim of: Roy C. Monsour of in and to:
Ligonier Township; 119 Dakota Lane, Ligonier, PA 15658; 24.971 acres; Residential property. INSTRUMENT #: 201411050036103
TAX MAP# 51-22-00-0-080
-
5. Property of: Melanie A. Seback
Execution No.: 22CI04731
Judgment Amt.: \$87,862.27
Attorney: BROCK & SCOTT, PLLC, Paige Zirrih Esq., ID: 334050, 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; 701 SAINT CLAIR AVE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; 201508180028223
TAX MAP# 14-01-12-0-276
-
6. Property of: Daniel Simone
Execution No.: 23CJ00156
Judgment Amt.: \$92,382.38
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 SIMONE of in and to:
CITY OF NEW KENSINGTON; 514 RIVERVIEW DR, NEW KENSINGTON, PA 15068; the Northerly one-half of Lot No. 100 in the Mt. Vernon Plan of Lots; A RESIDENTIAL DWELLING; 202203040008249
TAX MAP# 24-05-04-0-413
-
7. Property of: Tyrone J. Williams
Execution No.: 23CJ02767
Judgment Amt.: \$157,587.34
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: TYRONE J. WILLIAMS of in and to:
SALEM TOWNSHIP; 238 2ND STREET, SLICKVILLE, PA 15684; Lot Numbered 238 on a certain map entitled "Slickville Plan of Lots"; A RESIDENTIAL DWELLING; 202101070000977
TAX MAP# 57-02-13-0-068
-
8. Property of: Barnes Aid Propco, LLC
Execution No.: 23CJ03491
Judgment Amt.: \$14,211,107.21 - a portion of a cross collateralized debt totaling \$180,888,194.76 plus \$489.50 in court costs
Attorney: Kenneth N. Schott, Esq., Samuel H. Clark, Esq., Burns White LLC, 48 26th Street, Pittsburgh, PA 15222 (412) 995-3000
ALL the right, title, interest and claim of: Barnes Aid Propco, LLC of in and to:
Derry Twp.; 2021 James Street, Latrobe, PA 15650; 3.3; Commercial Property; DEED INSTRUMENT # 201307290030688
TAX MAP# 45-40-11-0-065
-
9. Property of: Bayberry Aid Propco, LLC
Execution No.: 23CJ03492
Judgment Amt.: \$4,760,498.67 - a portion of a cross collateralized debt totaling \$178,344,080.13 plus \$489.50 in court costs
Attorney: Kenneth N. Schott, Esq., Samuel H. Clark, Esq., Burns White LLC, 48 26th Street, Pittsburgh, PA 15222 (412) 995-3000
ALL the right, title, interest and claim of: Bayberry Aid Propco, LLC of in and to:
City of Lower Burrell / City of New Kensington; 101 Little Road, Lower Burrell, PA 15068; 5.7 (Lower Burrell) and 1.1 (New Kensington); Commercial Property; DEED INSTRUMENT # 201307290030762
TAX MAP# 17-05-02-0-324 / 24-04-02-0-036
-
10. Property of: Susan Welesko, solely in her capacity as known Heir of Michael L. Hellman, deceased and The Unknown Heirs of Michael L. Hellman
Execution No.: 24CJ00430
Judgment Amt.: \$87,148.79
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: The Unknown Heirs of Michael L. Hellman of in and to:
North Huntingdon Twp; 220 Porter Dr, North Huntingdon, PA 15642; N/A; RESIDENTIAL REAL ESTATE; DBV: 3605 and Page 39 Instrument # 09613
TAX MAP# 54-07-10-0-070
-
11. Property of: Kathy Brasko a/k/a Kathleen Brasko a/k/a Kathleen Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Alex Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Unknown Surviving Heirs of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, and United States of America
Execution No.: 1994 OF 2024
Judgment Amt.: \$312,458.74
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
ALL the right, title, interest and claim of: Kathy Brasko a/k/a Kathleen Brasko a/k/a Kathleen Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Alex Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Unknown Surviving Heirs of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, and United States of America of in and to:
Township of Penn; 1103 Redoak Drive, Harrison City, Pennsylvania 15636; Residential Dwelling; Instrument Number: 200210080065025
TAX MAP# 55-04-13-0-110
-
12. Property of: Trenton N. Thompson
Execution No.: 24CJ02225
Judgment Amt.: \$63,095.88
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: TRENTON N. THOMPSON of in and to:
TOWNSHIP OF HEMPFIELD; 2513 PORTLAND ST, GRAPEVILLE, PA 15634; Lot Nos. 99, 100, 101, 102 and 103 in the Plan of East Jeannette; A RESIDENTIAL DWELLING; 201703170008708
TAX MAP# 50-08-13-0-146 & 50-08-13-0-147
-
13. Property of: RAYMOND H. LEWIS
Execution No.: 2470 of 2024
Judgment Amt.: \$67,861.72
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: RAYMOND H. LEWIS; ANDREA BAKER, IN HER CAPACITY AS HEIR OF SHARI F. LEWIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHARI F. LEWIS of in and to:
HEMPFIELD TOWNSHIP; 128 REAR SHORT STREET A/K/A 110 ROGER LANE IRWIN, PA 15642; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200405040025954
TAX MAP# 50-07-09-0-046
-
14. Property of: Kim Hylander, solely in her capacity as known heir of Deborah L. Jackson, deceased and The Unknown Heirs of Deborah L. Jackson, deceased
Execution No.: 24CJ04314
Judgment Amt.: \$142,908.07
Attorney: Steven P. Kelly, 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: Kim Hylander, solely in her capacity as known heir of Deborah L. Jackson, deceased and The Unknown Heirs of Deborah L. Jackson, deceased of in and to:

Hempfield twp.; 514 Newport Drive, Greensburg, PA 15601-6011; N/A; RESIDENTIAL REAL ESTATE; DBV: 3701 and Page 387
TAX MAP# 50-29-06-0-130

15.

Property of: ADRIANNE R. SHARP

Execution No.: 24CJ04623

Judgment Amt.: \$251,584.40

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

ALL the right, title, interest and claim of: ADRIANNE R. SHARP of in and to:

Township of North Huntingdon; 2513 Hi Ridge Drive North Huntingdon, PA 15642; HOUSE LOT 8; A RESIDENTIAL DWELLING; INSTRUMENT #202309270024807

TAX MAP# 54-10-01-0-178

16.

Property of: Alexis M. Doka

Execution No.: 24CJ04958

Judgment Amt.: \$69,931.75

Attorney: Jared M. Greenberg, Esquire, 200 Eagle Road, Bldg 2, Suite 120, Wayne, PA 19087, 484-367-4191

ALL the right, title, interest and claim of: Alexis M. Doka of in and to:

Borough of Vandergrift; 508 Watson Street, Vandergrift, PA 15690; 0.00; A Residential Dwelling; DEED INSTRUMENT # 202207130024822

TAX MAP# 37-01-09-0-040

17.

Property of: Harry W. Hillen Jr. and Heather Hillen

Execution No.: 25CJ00330

Judgment Amt.: \$107,979.00

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: Harry W. Hillen Jr. and Heather Hillen of in and to:

Scottdale, boro; 126 3rd Avenue, Scottdale, PA 15683; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200512190066656

TAX MAP# 30-02-06-0-057

18.

Property of: Stephanie Stafford and Gerald Johnson

Execution No.: 25CJ00389

Judgment Amt.: \$108,917.92

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: STEPHANIE STAFFORD AND GERALD JOHNSON of in and to: NEW KENSINGTON CITY; 1341 TAYLOR AVE, NEW KENSINGTON, PA 15068; Lot No. 89 in Block No. 18 of the Burrell Improvement Company's Plan of Kensington; A RESIDENTIAL DWELLING; 202006080016381

TAX MAP# 24-03-08-0-022

19.

Property of: Christopher A. Zupo and Joanna L. Zupo

Execution No.: 441 of 2025

Judgment Amt.: \$82,686.89

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

ALL the right, title, interest and claim of: Christopher A. Zupo and Joanna L. Zupo of in and to:

Unity Township; 1421 Marguerite Lake Road, Greensburg, PA 15601; Residential property. INSTRUMENT #: 201411120036894

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

20.

Property of: Deaubre Lightfoot

Execution No.: 25CJ00586

Judgment Amt.: \$90,409.61

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: Deaubre Lightfoot of in and to:

City of Monessen; 130 Pennsylvania Blvd, Monessen, PA 15062-2508; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201612230042262

TAX MAP# 20-03-04-0-128

21.

Property of: Lisa Henry, Constance Poorbaugh, Regina McKee, and Larry McKee, Jr., all in their capacity as Heirs of Ethel Marie McKee, Deceased and All Unknown Heirs of Ethel Marie McKee, Deceased

Execution No.: 686 of 2025

Judgment Amt.: \$54,867.29

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

ALL the right, title, interest and claim of: Lisa Henry, Constance Poorbaugh, Regina McKee, and Larry McKee, Jr., all in their capacity as Heirs of Ethel Marie McKee, Deceased and All Unknown Heirs of Ethel Marie McKee, Deceased of in and to:

City of Monessen; 1140 Graham Avenue, Monessen, PA 15062; 0.00; two story frame dwelling; Instrument No. 201601040000094

TAX MAP# 20-02-10-0-304

22.

Property of: Ryan J. Johnston

Execution No.: 25CJ00695

Judgment Amt.: \$110,074.52

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: RYAN J. JOHNSTON of in and to:

BOROUGH OF SCOTTTDALE; 23 NORTH STREET, SCOTTTDALE, PA 15683 AKA 902 NORTH ST., SCOTTTDALE, PA 15683; Lot No. 111 and part of Lot No. 110 in the North Side Land Co. Plan; A RESIDENTIAL DWELLING; 201905200014368

TAX MAP# 30-01-10-0-044

23.

Property of: Erwin E. Brandl

Execution No.: 25CJ00732

Judgment Amt.: \$39,689.85

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: ERWIN E. BRANDL of in and to:

CITY OF NEW KENSINGTON; 253 RIDGE AVE, NEW KENSINGTON, PA 15068; the Southerly 10 feet of lot numbered 78 and the Northerly 22-1/2 feet of lot numbered 79; A RESIDENTIAL DWELLING; DEED BOOK VOL. 2877, PG #532

TAX MAP# 24-03-16-0-032

24.

Property of: Pauline R. Reimer, Trustee of the Pauline R. Reimer Revocable Trust dated 2/28/2005

Execution No.: 25CJ00782

Judgment Amt.: \$29,232.22

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: Pauline R. Reimer, Trustee of the Pauline R. Reimer Revocable Trust dated 2/28/2005 of in and to:

Municipality of Murrysville; 5562 Old William Penn Highway, Export, PA 15632; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200504200018868

TAX MAP# 49-15-07-0-019

25.

Property of: RANDY J. MELLINGER

Execution No.: 25CJ01551

Judgment Amt.: \$51,344.05

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: RANDY J. MELLINGER of in and to:

BOROUGH OF HYDE PARK; 605 4TH AVE, HYDE PARK, PA 15641; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 201109220034567

TAX MAP# 12-01-16-0-095

26.

Property of: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III and Kathryn A. Molitor

Execution No.: 1669 of 2025

Judgment Amt.: \$52,805.49

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

ALL the right, title, interest and claim of: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III and Kathryn A. Molitor of in and to:

City of Latrobe; 1319 Jefferson Street, Latrobe, PA 15650; 4,500 square feet; Residential property. INSTRUMENT #: 202401100000949

TAX MAP# 15-03-10-0-084

27.

Property of: ESTATE OF DONALD P. GORTON JR., DECEASED, LAST RECORD OWNER/ MORTGAGOR

Execution No.: X1717 of 2025

Judgment Amt.: \$202,487.23

Attorney: Emmanuel J. Argentieri, Esq, 52 Newton Avenue, Woodbury, NJ 08096, (856) 384-1515

ALL the right, title, interest and claim of: ESTATE OF DONALD P. GORTON JR., DECEASED, LAST RECORD OWNER/ MORTGAGOR of in and to: MT. PLEASANT TOWNSHIP; 126 HOLLY PLACE, MT. PLEASANT TWP., PA 15666-2453; RESIDENTIAL DWELLING; Book 2738, Page 232

TAX MAP# 53-06-12-0-035

29.

Property of: COLLEEN SHANAHAN MAJOR a/k/a COLLEEN A. MAJOR

Execution No.: 1952 of 2025

Judgment Amt.: \$63,981.25

Attorney: KAMINSKY, THOMAS, WHARTON, LOVETTE & VIGNA, 360 STONYCREEK STREET, JOHNSTOWN, PA 15901, PHONE: 814-535-6756

ALL the right, title, interest and claim of: COLLEEN SHANAHAN MAJOR a/k/a COLLEEN A. MAJOR, of in and to: City of Monessen; 11 Center Drive, Monessen, PA 15062; HOUSE & LOT 195, 100.5 X 242.52 X IR, A residential dwelling; DEED INSTRUMENT NO.: 201110050036320; MORTGAGE INSTRUMENT NO.: 201208150033798

TAX MAP# 20-01-09-0-049

30.

Property of: Cheryl A. Schafer

Execution No.: 25CJ01955

Judgment Amt.: \$160,593.28

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: Cheryl A. Schafer of in and to: City of Arnold, 1621 Kimball Avenue, Arnold, PA 15068; N/A; RESIDENTIAL REAL ESTATE; DBV: 3762 and Page 242 Instrument # 05939

TAX MAP# 02-02-08-0-218

31.

Property of: David E. Pezzano

Execution No.: 25CJ01956

Judgment Amt.: \$97,736.90

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

ALL the right, title, interest and claim of: David E. Pezzano of in and to: Borough of Mt. Pleasant; 210 North Silver Street, Mount Pleasant, PA 15666; 7; Residential Dwelling; INSTRUMENT #: 201903140006985

TAX MAP# 21-01-15-0-315

32.

Property of: Catherine J. Micklow

Execution No.: 25CJ02064

Judgment Amt.: \$91,933.82

Attorney: Steven P. Kelly, 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: Catherine J. Micklow of in and to: city of Latrobe; 215 Oak St, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; DBV: 2272 and Page 794 Instrument # 032801

TAX MAP# 15-03-05-0-292

33.

Property of: LORI R. WILEY

Execution No.: 25CJ02073

Judgment Amt.: \$130,554.85

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: LORI R. WILEY of in and to: MURRYSVILLE, municipality; 3251 CARDINAL CT, MURRYSVILLE, PA 15668; N/A; A RESIDENTIAL DWELLING; BOOK 3527 PAGE

TAX MAP# 49-14-03-0-079

34.

Property of: BETH MCELROY A/K/A BETH A. MCELROY

Execution No.: 2093 of 2025

Judgment Amt.: \$98,451.73

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle A. Coleman, Esquire, PA ID No. 323583, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: BETH MCELROY A/K/A BETH A. MCELROY; MATTHEW MCELROY A/K/A MATTHEW J. MCELROY of in and to: WASHINGTON TOWNSHIP; 138 BRANTHOOVER LN, EXPORT, PA 15632; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200201140003526

TAX MAP# 63-16-00-0-200

35.

Property of: The Unknown Heirs of CATHLEEN M. WOOD AKA CATHLEEN WOOD, Deceased

Execution No.: 25CJ02265

Judgment Amt.: \$83,873.57

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

ALL the right, title, interest and claim of: The Unknown Heirs of CATHLEEN M. WOOD AKA CATHLEEN WOOD, Deceased of in and to: Borough of Manor; 31 Observatory Street Manor, PA 15665; HSE GAR & LOT 64; A RESIDENTIAL DWELLING; INSTRUMENT #201406040016773

TAX MAP# 19-03-08-0-030

36.

Property of: DEBBIE KEMP, IN HER CAPACITY AS HEIR OF DE ELDA JEAN PORTER

Execution No.: 25CJ02304

Judgment Amt.: \$82,788.07

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: JODI CROWNOVER, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF DE ELDA JEAN PORTER; DEBBIE KEMP, IN HER CAPACITY AS HEIR OF DE ELDA JEAN PORTER; PAM BEST, IN HER CAPACITY AS HEIR OF DE ELDA JEAN PORTER; GEORGE GERMANICH A/K/A GEORGE D. GERMANICH, IN HIS CAPACITY AS HEIR OF DE ELDA JEAN PORTER; MARK GERMANICH, IN HIS CAPACITY AS HEIR OF DE ELDA JEAN PORTER of in and to: CITY OF LOWER BURRELL; 2728 EDNA STREET LOWER BURRELL, PA 15068; 1.20; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201009220033856

TAX MAP# 17-03-10-0-073

37.

Property of: Joseph Monahan a/k/a Joseph J. Monahan, Personal Representative of the Estate of Charlotte Marie Monahan a/k/a Charlotte M. Monahan a/k/a Charlotte Monahan, Deceased

Execution No.: 2534 of 2025

Judgment Amt.: \$29,871.29

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

ALL the right, title, interest and claim of: Joseph Monahan a/k/a Joseph J. Monahan, Personal Representative of the Estate of Charlotte Marie Monahan a/k/a Charlotte M. Monahan a/k/a Charlotte Monahan, Deceased of in and to: North Huntingdon Township; 13971 Wayne Drive, North Huntingdon, PA 15642; Penns Woods Plan No. 3 / Lot No. 325; Residential property. DBV 1822 PG# 1012

TAX MAP# 54-06-02-0-148

38.

Property of: Clint W. Jones

Execution No.: 25CJ02584

Judgment Amt.: \$170,556.70

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: Clint W. Jones of in and to: South Huntingdon Township; 80 Kosor Road, West Newton, PA 15089; Residential Dwelling; DBV 3735 PG 151

TAX MAP# 59-05-00-0-071

39.

Property of: Naomi Rorabaugh
 Execution No.: 2646 of 2025
 Judgment Amt.: \$88,172.31
 Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966
 ALL the right, title, interest and claim of: Naomi Rorabaugh of in and to:
 Ligonier Township; 1479 Darlington Road, Ligonier, PA 15658; 0.826 of an acre; Residential property. DBV 3084 PG# 131
 TAX MAP# 51-09-15-0-014

40.

Property of: Donald C. Wise, Jr. A/K/A Donald C. Wise
 Execution No.: 25CJ02802
 Judgment Amt.: \$38,636.53
 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: Donald C. Wise, Jr. A/K/A Donald C. Wise of in and to:
 Youngwood boro; 19 N. 3rd Street, Youngwood, PA 15697; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200308250069260
 TAX MAP# 41-01-16-0-048

41.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Charles W. Creevey, Deceased
 Execution No.: 2852 of 2025
 Judgment Amt.: \$52,893.61
 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 Charles W. Creevey, Deceased of in and to:
 City of Lower Burrell; 516 Arizona Drive, New Kensington, PA 15068; Oakdale Manor Plan / Lot No. 56; Residential property. DBV 2599 PG# 493
 TAX MAP# 17-05-03-0-149

42.

Property of: Kaylee Elizabeth Softcheck
 Execution No.: 25CJ03003
 Judgment Amt.: \$146,490.60
 Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
 ALL the right, title, interest and claim of: Kaylee Elizabeth Softcheck of in and to:
 Borough of Vandergrift; 121 Hamilton Avenue, Vandergrift, Pennsylvania 15690; Residential Dwelling; Instrument Number: 202209150032588
 TAX MAP# 37-01-06-0-527

43.

Property of: Robert M. Visnick
 Execution No.: 25CJ03118
 Judgment Amt.: \$190,993.39
 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 M. VISNICK of in and to:
 TOWNSHIP OF SALEM; 340 STORY RD, EXPORT, PA 15632; A RESIDENTIAL DWELLING; 202005080013342
 TAX MAP# 57-04-00-0-155

44.

Property of: JOSHUA W. RAICHEL A/K/A JOSHUA RAICHEL, IN HIS CAPACITY AS HEIR OF JANET M. RAICHEL
 Execution No.: 3150 of 2025
 Judgment Amt.: \$37,438.35
 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: JENNIFER M. GRAY A/K/A JENNIFER M. RAICHEL, IN HER CAPACITY AS ADMINISTRATRIX C.T.A. AND HEIR OF THE ESTATE OF JANET M. RAICHEL; JOSHUA W. RAICHEL A/K/A JOSHUA RAICHEL, IN HIS CAPACITY AS HEIR OF JANET M. RAICHEL of in and to:
 Township of Derry; 5184 STATE RT 982 F/K/A RR 1 BOX 187, BRADENVILLE, PA 15620; N/A; A RESIDENTIAL DWELLING; DBV 2401, PG# 638
 TAX MAP# 45-41-06-0-020

45.

Property of: Aleasha C. Kimmel f/k/a Aleasha C. Baker
 Execution No.: 3348 of 2025
 Judgment Amt.: \$104,968.77
 Attorney: Kristine M. Anthou, Esq., Grenen & Birsic, P.C.
 ALL the right, title, interest and claim of: Aleasha C. Kimmel f/k/a Aleasha C. Baker of in and to:
 Township of Mount Pleasant; 6889 State Route 819, Mount Pleasant, PA 15666; N/A; N/A; Residential Dwelling; INSTRUMENT #: 201402250005321
 TAX MAP# 53-15-11-0-006

46.

Property of: Elizabeth A. Lodovico
 Execution No.: 25CJ03439
 Judgment Amt.: \$98,962.21
 Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053
 ALL the right, title, interest and claim of: Elizabeth A. Lodovico of in and to:
 Borough of Export; 5817 Madison Avenue, Export, Pennsylvania 15632; 09-01-12-0-140; 0.00; Residential property. INSTRUMENT #201402180004443
 TAX MAP# 09-01-12-0-140

47.

Property of: KRISTLE L. ZOWACKI
 Execution No.: 25CJ03446
 Judgment Amt.: \$103,134.83
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
 ALL the right, title, interest and claim of: KRISTLE 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# 39-02-01-0-154

48.

Property of: Darlene Beran Fulmer, Known Surviving Heir of Marlene M. Beran, Diane Beran Franzino, Known Surviving Heir of Marlene M. Beran, and Unknown Surviving Heirs of Marlene M. Beran
 Execution No.: 3777 OF 2024
 Judgment Amt.: \$129,084.40
 Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
 ALL the right, title, interest and claim of: Darlene Beran Fulmer, Known Surviving Heir of Marlene M. Beran, Diane Beran Franzino, Known Surviving Heir of Marlene M. Beran, and Unknown Surviving Heirs of Marlene M. Beran of in and to:
 Borough of Scottdale; 14 Stoner Street, Scottdale, Pennsylvania 15683; Residential Dwelling; Instrument Number: 201509100031178
 TAX MAP# 30-02-02-0-318

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

14/21/28 Nov

**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 Giddy, 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

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.