

## 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 [padisciplinaryboard.org/for-the-public/find-attorney](http://padisciplinaryboard.org/for-the-public/find-attorney).*

### FIRST PUBLICATION

CINDY L ALLISON, late of City of Greensburg, Westmoreland County, PA

Admrx.: Allison A Hanson  
652 Buckingham Dr  
Greensburg PA 15601  
Atty.: David K. Lucas  
David K. Lucas & Associates

CHERIE R AMBROSE, late of Ligonier Township, Westmoreland County, PA

Exr.: Richard D Ambrose Jr  
260 Kinsey Farm Road  
Ligonier PA 15658  
Atty.: Lee R. Demosky  
Meyer Darragh Buckler Bebenek & Eck

HERSCHEL A BENJAMIN, late of South Greensburg Borough, Westmoreland County, PA

Exrs.: Lynn A Lawrence  
207 Navaho Drive  
Greensburg PA 15601  
Brian K Benjamin  
986 Gary Rd  
Rockwood PA 15557

ROBERT JOHN BIONDO, a/d, ROBERT J BIONDO, late of West Newton Borough, Westmoreland County, PA

Admrx.: Dustin Weber  
49 Rochester Rd  
Pittsburgh PA 15229  
Atty.: Samuel R Coury

SALLY J. BROWNFIELD, a/d, SALLY ANN BROWNFIELD, late of Municipality of Murrysville, Westmoreland County, PA

Exrx.: Kelly A. Brownfield  
5033 Whispering Pines Lane  
Murrysville PA 15668

WILLIAM W CLARK, a/d, WILLIAM CLARK, a/d, WILLIAM WARREN CLARK, late of Ligonier Borough, Westmoreland County, PA

Exrx.: Aimee J. Taggart  
1136 Ross Mountain Park Road  
New Florence PA 15944  
Atty.: Del P Nolfi III  
Ligonier Law

JAMES W COMUNALE, late of North Huntingdon Township, Westmoreland County, PA

Exrx.: Pamela Mervos  
1032 Merion Dr  
West Mifflin PA 15122

JOHN DAVID CRAMER SR, a/d, DAVE CRAMER, late of Salem Township, Westmoreland County, PA

Admrx.: John David Cramer Jr  
613 Green Hills Rd  
Irwin PA 15642  
Atty.: Darrell J Arbore  
8865 Norwin Avenue, Suite 27  
North Huntingdon PA 15642

SANDRA L EDMUNDSON, a/d, SANDY L EDMUNDSON, late of Derry Township, Westmoreland County, PA

Exrx.: Janelle L Hood  
312 Pizza Barn Road  
Blairsville PA 15717  
Atty.: Richard W. Schimizzi

LINDA EDWARDS, late of Washington Township, Westmoreland County, PA

Admrx.: Richard Courtright  
177 Glenfield Drive  
Pittsburgh PA 15235  
Atty.: Scott A Fatur

THOMAS C. GRANNY, a/d, THOMAS GRANNY, a/d, THOMAS CHARLES GRANNY, late of Sewickley Township, Westmoreland County, PA

Admrx.: Cheryl L. Granny  
121 Oggs Lane  
Irwin PA 15642  
Atty.: Jerome L Tierney  
10531 Center Highway  
North Huntingdon PA 15642

CAROL W HAGER, a/d, CAROL ANN WEST HAGER, late of Ligonier Borough, Westmoreland County, PA

Exrx.: Beth Wallace  
135 Springhouse Lane  
Stahlstown PA 15687  
Atty.: Corey J. Riddell

KENT DAVID HORRELL, a/d, KENT D HORRELL, late of Washington Township, Westmoreland County, PA

Admrx. c.t.a.: Linda M Horrell  
1842 Route 380  
Apollo PA 15613

WILLIAM E HUFFORD JR, late of Unity Township, Westmoreland County, PA

Exr.: Kent L Hufford  
Holbein Str. 16  
Munich, Germany 81679  
Atty.: David S. DeRose  
Quatrini Law Group

ALLEN E KLOSKY, late of Unity Township, Westmoreland County, PA

Exr.: Gary D Klosky  
429 Pony Row Road, P.O. Box 89  
Hostetter PA 15638

MARGARET S KRAUS, late of North Huntingdon Township, Westmoreland County, PA

Exr.: Lawrence W Kraus  
52 White Oak Drive  
Carlisle PA 17015  
Atty.: David J Lenox  
3 N. Baltimore Street  
Dillsburg PA 17019

CASSANDRA NICOLE LAFRAMBOISE, late of Unity Township, Westmoreland County, PA

Admrx.: John P LaFramboise  
1186 Stoystown Road  
Friedens PA 15541  
Tonya J Daniels  
3223 Mason Dixon Hwy  
Garrett PA 15542  
Atty.: Marci L Miller  
214 East Union Street  
Somerset PA 15501

WILLIAM R LAZARCHIK, late of Derry Borough,  
Westmoreland County, PA  
Exrx.: Jenny T Gonzalez  
5840 Windsor Retreat  
Warrenton VA 20187  
Atty.: David C Pohland

JANICE L MAATTA, late of Hempfield Township,  
Westmoreland County, PA  
Exrx.: Rebecca E Maatta  
512 Halsey Ave, Apt 2  
Pittsburgh PA 15221  
Atty.: Timothy M. Maatta

MARJORIE S MANNING, a/d, MARJORIE MANNING, a/d,  
MARJORIE SHEFFLER MANNING, late of Delmont  
Borough, Westmoreland County, PA  
Exrx.: Lauren S Farrell  
132 E. Buena Vista  
Tempe AZ 85284  
Atty.: Ross S. Bash  
Ross S. Bash Law Offices P.C.  
2 West Pittsburgh Street  
Delmont PA 15626-1430

RICHARD S MCINDOE, late of Scottsdale Borough,  
Westmoreland County, PA  
Admr.: Jack H McIndoe  
500 Kingview Rd, Apt B  
Scottsdale PA 15683  
Atty.: Debra L Cribbs

KAYLA LYNN MISNER, late of West Leechburg Borough,  
Westmoreland County, PA  
Admr.: David R Misner  
1205 Penn Ave  
Vandergrift PA 15690  
Atty.: Anthony L. Rosner

JOHN A MOINEAU, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Kathleen Takacs  
11410 McKee Road  
North Huntingdon PA 15642  
Atty.: Tracy L Zihmer  
3244 Washington Road, Suite 210  
Canonsburg PA 15317

MARGARET B MROZENSKI, late of Derry Township,  
Westmoreland County, PA  
Exr.: William R Zeglin  
25388 Townsend Rd  
Millsboro DE 19966  
Atty.: Eric E. Bononi  
Bononi & Company PC

BETTY OSTIEN, a/d, BETTY ANN OSTIEN, late of Penn  
Township, Westmoreland County, PA  
Exrxs.: Bonnie Sanderbeck  
1061 New London Drive  
Greensburg PA 15601  
Vicki Carroll  
2575 Hahntown Wendel Road  
North Huntingdon PA 15642  
Atty.: Tyler J Jones

DORA JEAN PERRATONE, a/d, DORA J PERRATONE, late  
of Derry Township, Westmoreland County, PA  
Admr. c.t.a.: Lori M Nicely  
918 Wood Street  
Latrobe PA 15650  
Atty.: Mark L. Sorice  
Sorice Law LLC

DONNA J PETERMAN, late of City of Latrobe, Westmoreland  
County, PA  
Exrx.: Michelle L Peterman  
310 Canary Lane  
Latrobe PA 15650  
Atty.: Vanda Raszewski

ELIZABETH H. RITSON, a/d, ELIZABETH RITSON, late of  
New Stanton Borough, Westmoreland County, PA  
Exrx.: Michelle Antonich  
257 Maple Street, P.O. Box 213  
Rillton PA 15678  
Atty.: Robert J. Specht  
Morocco Morocco & Specht PC

MARY R ROZIK, a/d, MARY ROZIK, late of Rostraver  
Township, Westmoreland County, PA  
Exrx.: Candy T Tirpak  
820 Heslep Ave  
Donora PA 15033  
Atty.: Cary D Jones  
Marriner, Jones & Fitch  
6 South Main Street Ste 600  
Washington PA 15301

GINO RUFFINI, late of City of Arnold, Westmoreland County,  
PA  
Exr.: Michael Ruffini  
2333 Freeport Rd.  
New Kensington PA 15068  
Atty.: Samuel R Coury

CHARLES R SAVAGE, a/d, CHUCK SAVAGE, late of Derry  
Borough, Westmoreland County, PA  
Admrs.: Beth Shank  
38 S Railroad Street  
Manor PA 15665  
Jeffrey Savage  
1201 Marshall Ave  
Jeannette PA 15644

MARK S SPAHN, late of Unity Township, Westmoreland  
County, PA  
Exrx.: Kathleen S Hickman  
321 Arnold Palmer Dr  
Latrobe PA 15650  
Atty.: Ryan P Cribbs  
Nakles and Nakles

CHARLES EARL STEVICK JR, a/d, CHARLES E STEVICK  
JR, late of Delmont Borough, Westmoreland County, PA  
Admr.: Richard Stevick  
515 10th Street  
Irwin PA 15642  
Atty.: Scott A Fatur

KAREN R SWARER, a/d, KARIN R SWARER, a/d, KAREN  
SWARER, a/d, KARIN SWARER, a/d, KAREN RUTH  
SWARER, late of Ligonier Township, Westmoreland  
County, PA  
Exr.: Gary D Swarer  
109 Acorn Drive  
Rector PA 15677  
Atty.: George V. Welty  
Welty & Welty LLP

WILLIAM B TORRANCE, a/d, WILLIAM TORRANCE, a/d,  
WILLIAM BREDIN TORRANCE, late of Municipality of  
Murrysville, Westmoreland County, PA  
Exrxs.: James B Torrance  
183 Logan Road  
Gibsonia PA 15044  
William J Torrance  
964 Old Dolington Road  
Newtown PA 18940  
Atty.: Wesley T. Long  
Long & Long

ROBERT L WILLISON SR, late of City of Lower Burrell,  
Westmoreland County, PA  
Exrx.: Jacqueline M Willison  
10705 Oak Forest Drive  
Hagerstown MD 21740

---

## SECOND PUBLICATION

---

E JOHN BOLES, a/d, EUGENE JOHN BOLES, late of  
Hempfield Township, Westmoreland County, PA  
Exr. & Atty.: Tyler J Jones  
Victorian Commons  
412 Main Street  
Irwin PA 15642

PATRICIA J CASSA, late of Hempfield Township,  
Westmoreland County, PA  
Exrs.: Ronald A Cassa  
106 Pagano Dr  
New Stanton PA 15672  
Cathay A Cassa  
721 Hecla Rd  
Mount Pleasant PA 15666  
Atty.: John K. Greiner  
Tremba Greiner & Brooks LLC

JUNE J CZARNECKI, late of Hempfield Township,  
Westmoreland County, PA  
Exr.: Robert R Czarnecki  
129 Jasper Lane  
Greensburg PA 15601  
Atty.: Todd T Turin  
Turin DeMatt & Cavanaugh PC

ROBERT J DOROHOVICH III, late of City of Jeannette,  
Westmoreland County, PA  
Admr.: Amy George  
10 Potts Way  
Greensburg PA 15601

MICHAEL J DRAG, a/d, MICHAEL DRAG, late of City of  
Greensburg, Westmoreland County, PA  
Exr.: Victor G Moretti  
158 Stotler Drive  
Delmont PA 15626  
Atty.: Philip D Luciano II  
Abernathy, Hagerman & Miller P.C.  
3960 William Flinn Hwy.  
Allison Park PA 15101

KIP FEROCE, a/d, KIP JAMES FEROCE, a/d, KIP J  
FEROCE, late of Allegheny Township, Westmoreland  
County, PA  
Exr.: Kenneth A Sanner  
152 Ridgeview Rd  
Sarver PA 16055  
Atty.: Robert B. Liotta  
Liotta Law Offices PLLC

GEORGE RAYMOND FLOREK, a/d, GEORGE R FLOREK,  
late of Penn Township, Westmoreland County, PA  
Exr.: Howard R Swank Jr  
2540 Skidmore Road  
Greensburg PA 15601  
Atty.: Richard M Conte  
Pine Center Suite Two  
2090 Harrison Avenue  
Jeannette PA 15644

DOMENIC GALILEI, a/d, DOMENIC T. GALILEI, late of City  
of Monessen, Westmoreland County, PA  
Exrx.: Tina Treater  
370 Salem Church Rd.  
Rostraver Twp. PA 15012

MARY ELLEN GUSH, late of Rostraver Township,  
Westmoreland County, PA  
Exr.: Mark J Gush  
221 Skyline Drive  
Belle Vernon PA 15012

JOHN DAILY HAYDEN, a/d, JOHN D HAYDEN, late of City  
of Jeannette, Westmoreland County, PA  
Admr.: Cindy Hayden  
626 Pitcairn Ave  
Jeannette PA 15644

MARGARET HUDSON, late of City of Jeannette, Westmoreland County, PA  
Admr.: Nelson Hetherton  
101 Johnston St  
Jeannette PA 15644  
Atty.: Robert P. Domenick  
826 Lowry Avenue  
Jeannette PA 15644

JOEL I HUNT, a/d, JOEL HUNT, late of Fairfield Township, Westmoreland County, PA  
Admr.: Ryan Hunt  
5200 Rte 711  
Bolivar PA 15923  
Atty.: Richard A Messina  
Messina Law Offices  
508 Somerset Street  
Johnstown PA 15901

M. ROXANE JOHNSTON, a/d, M. ROXANNE JOHNSTON, a/d, MARY ROXANNE JOHNSTON, a/d, MARY ROXANE JOHNSTON, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Roberta A Pritz  
12549 Deborah Drive  
North Huntingdon PA 15642  
Atty.: Tyler J Jones

CHARLES KIRLIN, a/d, CHARLES ROBERT KIRLIN, late of Rostraver Township, Westmoreland County, PA  
Exr.: Robert Kirlin  
2112 Wilna Street  
Bentleyville PA 15314  
Atty.: Drew A Durbin  
Lynch Law Group  
501 Smith Drive Suite 3  
Cranberry Township PA 16066

PATSY M MALLEY, late of North Huntingdon Township, Westmoreland County, PA  
Exr.: Jason A Malley  
1908 George Circle  
North Huntingdon PA 15642  
Atty.: Mark J Krauland  
912 Western Ave  
Pittsburgh PA 15233

JOSEPHINE METZ, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Lisa M. Garancsi  
1391 Samantha Way  
North Huntingdon PA 15642

MARGARET A PACEK, a/d, MARGARET ANN PACEK, a/d, MARGARET PACEK, late of South Greensburg Borough, Westmoreland County, PA  
Exrx.: Kathleen Poole  
315 Smartnick Road  
Greensburg PA 15601  
Atty.: Gregory C. Moore  
Moore Becker Smarto & Acosta P.C.

CHRISTINA PODBESEK, a/d, CHRISTINA B PODBESEK, late of Sewickley Township, Westmoreland County, PA  
Exr.: Randy Urana  
4104 Lockport Drive  
Irwin PA 15642  
Atty.: Tyler J Jones

BARBARA RINDT, a/d, BARBARA H RINDT, late of Loyalhanna Township, Westmoreland County, PA  
Exrx.: Lisa Rindt  
1307 Cochran Avenue  
North Apollo PA 15673  
Atty.: Christopher Skovira

KATHLEEN STERNER, late of Mount Pleasant Township, Westmoreland County, PA  
Exrx.: Keely S Alcorn  
109 Zufall Ln  
Mount Pleasant PA 15666

EMMA F WELSH, late of Municipality of Murrysville, Westmoreland County, PA  
Admr. c.t.a.: Marisa Hutsko  
5169 Pennsylvania Street  
Export PA 15632  
Atty.: Mark D. Bolkovac

### THIRD PUBLICATION

JAMES L ARMBRUST, a/d, JAMES ARMBRUST, late of City of Monessen, Westmoreland County, PA  
Admr.: 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  
Admr.: 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  
Armburst PA 15616  
Atty.: Marilyn M. Gaut

DOUGLAS G HASSINGER, late of Hempfield Township, Westmoreland County, PA  
Admr. 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  
Admr.: 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  
Admr.: 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  
Admr.: 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  
Admr.: 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 Finin 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

## LEGAL NOTICES

### NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **THE CLAUDE E. KEMP, JR. REVOCABLE LIVING TRUST DATED SEPTEMBER 25, 2023**. Claude E. Kemp, Jr. (the "decedent") late of Arnold, Westmoreland County, Pennsylvania, died on August 6, 2025. All persons having claims against the decedent or this trust are requested to make the same known to Jocelyn C. Truckley, Successor Trustee, at 1725 Fifth Avenue, Arnold, PA 15068. All persons indebted to the decedent or this trust are requested to make payment without delay to Jocelyn C. Truckley, Successor Trustee, at the same address.

SAMUEL R. COURY  
 Attorney at Law  
 1725 Fifth Avenue  
 Arnold, PA 15068

21/28 Nov; 5 Dec

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

Civil Action Number: 24CJ04237  
 LLACG COMMUNITY INVESTMENT FUND,  
 Plaintiff

v.

ESTATE OF EUGENE M. SMITH, Deceased,  
 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,  
 Defendants

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ESTATE OF EUGENE M. SMITH,  
 Deceased  
 928 Turkey Inn Road  
 Ligonier, Pennsylvania 15658

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  
 928 Turkey Inn Road  
 Ligonier, Pennsylvania 15658

Your real estate at 928 Turkey Inn Road, Ligonier, PA 15658 scheduled to be sold at the Westmoreland County Sheriff's sale at the Senior Judge Courtroom, 4th Floor,

Westmoreland County Courthouse, 2 North Main Street, Greensburg, PA 15601 on January 5, 2026 at 9:00 A.M. to execute upon the debt of \$319,412.00 as set forth in the judgment entered in favor of LLACG Community Investment Fund, against you.

### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Padgett Law Group at (850) 422-2520.
2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Padgett Law Group at (850) 422-2520.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays that Sheriff the full amount due in the sale. To find out if this has happened you may call Padgett Law Group at (850) 422-2520.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money bid which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless

exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of said schedule. You should check with the Sheriff's Office by calling 724-830-3000 to determine the actual date of the filing of said schedule.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Westmoreland County Bar Association  
Lawyer Referral Service, P.O. Box 565  
Greensburg, PA 15601-2311  
(724) 834-8490  
<https://lrs.westbar.org/>**

**Legal Description**

All the right, title interest of 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: All that certain parcel or tract of land, situate in Fairfield Township, Westmoreland County, Pennsylvania, more particularly bounded and described as follows:

Beginning at a nail in township Road No. 735 on line of land now or late of Ernest R. Matson, formerly E.J. Bailey; then by a line in said Township Road North 80° 18' west, 180.0 feet to a nail in said Township Road; thence leaving said Township Road and by land of Glen W. Wilkins of which this formerly was a part the following three courses and distances: North 20° 57' East, 421.66 feet to an iron pin, North 71° 14' east, 35.0 feet to an iron pin and North 13° 45' East, 24.0 feet to an iron pin; thence by land now or late of Ligonier East, Inc., South 76° 15' East, 153.76 feet to an iron pin; thence by said land now or late of Ernest R. Matson South 20° 57' West, 452.00 feet to a nail in said Township Road No. 735, the place of beginning.

According to a survey of A. K. Ross & Son, Apr. 11, 1976.

Being the same premises which Glen W. Wilkins and Dolores G. Wilkins, his wife, by deed dated 08-23-78 and recorded 08-23-78 in the office of the recorder of deeds in and for the county of Westmoreland in deed book volume 2296 page 876, granted and conveyed unto Eugene M. Smith and Patricia A. Smith, husband and wife. Patricia A. Smith departed this life on or about May 17, 2020, vesting title with her surviving spouse, Eugene M. Smith. Eugene M. Smith departed this life on or about April 25, 2021, vesting title with his Estate and Heirs.

Improvements thereon: a single-family residential dwelling

Property Address: 928 Turkey Inn Road, Ligonier, PA 15658

Property Tax map No. 48-27-00-0-183

Padgett Law Group  
William E. Miller, Esquire (308951)  
700 Darby Road, Suite 100  
Havertown, PA 19083  
Telephone: (850) 422-2520  
Facsimile: (850) 422-2567  
Email: william.miller@  
padgettlawgroup.com  
Attorneys for Plaintiff

28 Nov

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
GD No. 2025-4515

LOGAN KELLY  
*Plaintiff*

v.  
KAYLA LANDER  
*Defendant.*

**JURY TRIAL DEMANDED**

**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 other 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service  
Westmoreland County Bar Association  
100 North Maple Avenue  
Greensburg, PA 15601  
Tel: (724) 834-6730  
[www.westbar.org](http://www.westbar.org)

28 Nov

**NOTICE**

Notice is hereby given of the administration of the **ROBERT W. WOJTKOWSKI REVOCABLE LIVING TRUST DATED FEBRUARY 21, 2003. Robert W. Wojtkowski**, the Settlor and Trustee, late of the City of Monessen, Westmoreland County, Pennsylvania, who died on August 10, 2025. All persons having claims against this Trust are requested to present them, in writing, to the Successor Trustee or her attorney named below within one (1) year from the date of the first publication of the Notice, or be forever barred as to those claims. All persons indebted to the Trust are requested to make payment without delay to the Successor Trustee or her attorney named below.

Successor Trustee:  
Roberta Wavrek  
216 Luce Avenue  
Monessen, PA 15062

Attorney:  
Mark J. Shire, Esquire  
SHIRE LAW FIRM  
1711 Grand Boulevard  
Park Centre  
Monessen, PA 15062

28 Nov; 5/12 Dec

---

**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# 55-04-13-10-110
- 
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; 16-21 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, Trevoise, 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: KRYSTLE 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: KRYSTLE L. ZOWACKI of in and to:  
 Borough of West Newton; 313 Pittsburgh Street West Newton, PA 15089; PT LOT 40, HSE; A RESIDENTIAL DWELLING; INSTRUMENT #202103040008593  
 TAX MAP# 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 Scottsdale; 14 Stoner Street, Scottsdale, 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 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.