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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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECOND PUBLICATION

DOROTHY BACCILE, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Linda J Eismont
 102 Sunny Drive
 Hunker PA 15639
 Atty.: Robert P. Domenick
 826 Lowry Avenue
 Jeannette PA 15644

JULIUS BERTONI, late of Penn Township, Westmoreland County, PA
 Exr.: Daniel M Bertoni
 3005 Hyland Road
 Irwin PA 15642
 Atty.: Ryan Dansak
 Myers Duffy Dansak & Clegg, LLC

MARION BREWER, late of North Huntingdon Township, Westmoreland County, PA
 Exrs.: Scott Brewer
 6 Meadow Drive
 Greensburg PA 15601
 David Brewer
 306 Manor Harrison City Road
 Harrison City PA 15636
 Atty.: J. Douglas Farrell
 Farrell Law LLC

JEAN L BUSSARD, a/d, JEAN LOUISE BUSSARD, late of Hempfield Township, Westmoreland County, PA
 Exrcs.: Tracy L Hutchinson
 91 Laurel Drive
 Greensburg PA 15601
 Jennifer L Derr
 3215 Oakland Drive
 McKeesport PA 15133
 Atty.: Keegan E. Miller-Johnson
 Bononi & Company, PC

ROBERT W BUTLER, a/d, ROBERT BUTLER, a/d, ROBERT WILLIAM BUTLER, late of Allegheny Township, Westmoreland County, PA
 Exr.: George A Adda
 117 Claremont Drive
 Lower Burrell PA 15068
 Atty.: Larry D. Loperfido
 Geary, Loperfido & Generelli, LLC

GALE V CAMPBELL, late of Penn Township, Westmoreland County, PA
 Exr.: Richard James Campbell
 2455 West Ohio Street, Unit 7E
 Chicago IL 60612
 Atty.: Tyler J Jones

PEGGY L DROP, a/d, PEGGY LORAIN DROP, late of Sewickley Township, Westmoreland County, PA
 Exrx.: Lisa L Croes
 877 Center Street
 McKeesport PA 15132
 Atty.: John E Bumbaugh Jr
 Bumbaugh George Prather DeDiana

DOROTHY D GAMBLE, late of City of Latrobe, Westmoreland County, PA
 Exrx.: Cindra L Shearman
 233 Beaufort Road
 New Florence PA 15944
 Atty.: D C Nokes Jr
 243 Adams Street
 Johnstown PA 15901

ROY GEORGE GRAY, a/d, ROY G GRAY, a/d, ROY GRAY, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Erika Gray
 4505 Oxford Road
 Harrisburg PA 17109

ETHEL M GRIMM, a/d, ETHEL MAE GRIMM, late of Unity Township, Westmoreland County, PA
 Exrx.: Kelli Macey
 228 Macey Rd
 Latrobe PA 15650
 Atty.: David K. Lucas
 David K. Lucas & Associates

JOSEPH HINES, late of City of New Kensington, Westmoreland County, PA
 Admr.: Catherine Ewing
 818 E. Hill Drive
 New Kensington PA 15068
 Atty.: Branden A Fulciniti
 20 Stanwix Street, Suite 1100
 Pittsburgh PA 15222

LOIS J KAISER, late of Trafford Borough, Westmoreland County, PA
 Exrx.: Lisa J Halapin
 260 Valley Stream Drive
 Delmont PA 15626
 Atty.: Gary Kalmeyer
 Kalmeyer & Kalmeyer
 410 Rodi Road
 Pittsburgh PA 15239

SYLVIA S KARAFINSKI, late of East Vandergrift Borough, Westmoreland County, PA
 Admr.: Kurt C Karafinski
 154 Ridgeview Circle
 Glenshaw PA 15116

MICHELINE G KERACHER, late of Hempfield Township, Westmoreland County, PA
 Exrs.: Francis M Keracher
 26 Westminster Avenue
 Greensburg PA 15601
 Charles S Keracher
 1150 Cedar Street
 Greensburg PA 15601
 Atty.: Keegan E. Miller-Johnson
 Bononi & Company, PC

BARBARA A KIGHT, a/d, BARBARA KIGHT, a/d, BARBARA ANN KIGHT, late of New Stanton Borough, Westmoreland County, PA
 Exr.: Douglas Kight
 110 Cortland Drive
 New Stanton PA 15672
 Atty.: Christina M Dubosky

IDALEE W LEEPER, late of Rostraver Township, Westmoreland County, PA
 Exr.: Gary A Hayden
 410 Harmony Church Road
 Belle Vernon PA 15012
 Atty.: Brian G. Pirilla

WALTER NICHOLAS NAGLICH, late of Hempfield Township, Westmoreland County, PA
 Admr.: Nicholas Naglich
 127 Woodmere Drive
 New Stanton PA 15672
 Atty.: Joseph Massaro, Jr.

BONITA ANN PIPER, late of City of Latrobe, Westmoreland County, PA
 Admr.: Michael F Piper
 1028 Main Street
 Latrobe PA 15650

CLIFFORD A REIN, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Richard D Rein
 3622 Overlook Trail
 Evergreen CO 80439

DEBRA A ROSKOVENSKY, a/d, DEBORAH ROSKOVENSKY, late of Unity Township, Westmoreland County, PA
 Exrx.: Amanda N Herbert
 1120 Fowler Road
 Westminster MD 21157
 Atty.: Bradley Allen King
 King Legal Group

HELEN L. SATULINA, late of City of Latrobe, Westmoreland County, PA
 Exrx.: Lynne M. Welshons
 5271 Center Dr
 Latrobe PA 15650

VIRGINIA R SCHORSCH, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Angela M Grecko
 406 Stanton Court
 Export PA 15632

GLENNA CLARE SHAW, a/d, GLENNA C. SHAW, late of City of Greensburg, Westmoreland County, PA
 Exr.: Danyl D. Shaw
 340 Goodwin Ave
 Greensburg PA 15601

TIMOTHY J SHEARER, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Ellen M Shearer
 120 Sycamore Street
 Wendel PA 15691
 Atty.: Ryan Dansak
 Myers Duffy Dansak & Clegg, LLC

RALPH DOUGLAS TAIT, a/d, RALPH D TAIT, a/d, R DOUGLAS TAIT, late of Unity Township, Westmoreland County, PA
 Admr.: Emma P Tait
 186 Central Avenue
 North Versailles PA 15137
 Atty.: Kenneth M. Baldonieri
 Akman & Associates, LLC

DAVID TAVORMINA, a/d, DAVID A. TAVORMINA, a/d, DAVE TAVORMINA, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Mark A. Tavormina
 622 8th St
 Irwin PA 15642

DAVID V THOMPSON SR, late of City of Greensburg, Westmoreland County, PA
 Admr.: Sara Kaufman
 37 Brattleboro Drive
 Greensburg PA 15601
 David V. Thompson Jr
 188 Lee Valley Road
 Derry PA 15627
 Atty.: Francis R. Murrman

RANDY B TWIGG SR, a/d, RANDY BLAKE TWIGG SR, late of St Clair Township, Westmoreland County, PA
 Admr. c.t.a.: Terri Lynn Twigg
 100 Grove Lane
 Indiana PA 15701
 Atty.: Wayne A Kablack
 834 Philadelphia Street
 Indiana PA 15701

RUTH J WRIGHT, a/d, RUTH JANE WRIGHT, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Walter E Wright
 1516 Forestview Drive
 Pittsburgh PA 15234
 Atty.: David S. DeRose
 Quatrini Law Group

BRUCE D YERECIC, a/d, BRUCE YERECIC, a/d, BRUCE DAVID YERECIC, late of North Huntingdon Township, Westmoreland County, PA
 Admr.: c.t.a.: Nicole Vanessa Yerecic
 585 Virginia Avenue
 Midland PA 15059
 Atty.: Edward Leymarie Jr
 423 Sixth Street
 Ellwood City PA 16117

MARSHA J YERECIC, a/d, MARSHA YERECIC, a/d, MARSHA JEAN YERECIC, late of North Huntingdon Township, Westmoreland County, PA
 Admr.: c.t.a.: Nicole Vanessa Yerecic
 585 Virginia Avenue
 Midland PA 15059
 Atty.: Edward Leymarie Jr
 423 Sixth Street
 Ellwood City PA 16117

THIRD PUBLICATION

BERNARD E BAHLEDA, a/d, BERNARD EDWARD BAHLEDA, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Sharon Bahleda
 2616 Hi Ridge Drive
 Irwin PA 15642
 Atty.: Donald J Strunk
 304 Ross Street, Suite 702
 Pittsburgh PA 15219

ANTONIA BAILEY, a/d, ANTONIA M BAILEY, late of City of New Kensington, Westmoreland County, PA
 Admr.: Johnnie C King III
 142 Michael Road
 Russellton PA 15076
 Justin Tyler
 3 Jones Street
 New Kensington PA 15068
 Atty.: Lillian Orzechowski
 P O Box 77
 Springdale PA 15144

RENEE L BUSSARD, late of South Huntingdon Township, Westmoreland County, PA
 Exr.: Kelly Tua-Hammers
 1413 Main Street
 Latrobe PA 15650
 Atty.: Paul E. Toohey

ROBERT W CUNNINGHAM, a/d, ROBERT CUNNINGHAM, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Connie Marie Cunningham
 13163 St. Clair Dr
 North Huntingdon PA 15642
 Atty.: Barry J Palkovitz
 Palkovitz Law Office
 1966 Lincoln Way, Ste 200
 White Oak PA 15131

DANIEL D FAGAN, late of City of Latrobe, Westmoreland County, PA
 Exrs.: Kimberly A Matthews
 703 Williamsburg Drive, Apt 1A
 Greensburg PA 15601
 Daniel K Fagan
 930 Rolling Meadows Drive
 Greensburg PA 15601
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

VERA L FERRY, late of Unity Township, Westmoreland County, PA
 Exr.: Stanley E Ferry
 253 Ridge Ave.
 Latrobe PA 15650
 Atty.: Jessica L. Rafferty
 Rafferty Legal

TERESA E GROVE, late of City of Greensburg, Westmoreland County, PA
 Exr.: Teresa L Graziotto
 586 N Main Street
 Greensburg PA 15601
 Atty.: April M Schachtner
 Ward & Christner

SHIRLEY A HANEY, a/d, SHIRLEY ANN HANEY, late of Washington Township, Westmoreland County, PA
 Exrs.: Brian Haney
 126 Salina Ext
 Avonmore PA 15618
 Lee Ann Ciuca
 150 Willow Road
 Apollo PA 15613

FLORENCE L. MARSH, a/d, FLORENCE ADELINE MARSH, late of Unity Township, Westmoreland County, PA
 Exr.: Tara Post
 41 Cove Court
 Clyde NC 28721
 Atty.: Eric E. Bononi
 Bononi & Company PC

CARL JOSEPH MAZERO, a/d, CARL J. MAZERO, late of Vandergrift Borough, Westmoreland County, PA
 Admr. & Atty.: James R. Antoniono
 11 North Main St
 Greensburg PA 15601
 Admr.: Chad D. Mazero
 1418 Armadale Ave
 Los Angeles CA 90042

ELAINE L MCCALLEN, late of Derry Township, Westmoreland County, PA
 Exr.: Heather McCallen
 128 Brinker Street
 Latrobe PA 15650
 Atty.: Donald C Rega
 Latrobe Law Associates, LLC
 206 Weldon Street
 Latrobe PA 15650

MARGARET EDNA MCHALE, late of Municipality of Murrysburg, Westmoreland County, PA
 Admr.: Susan McHale
 2915 Seneca Court
 Export PA 15632
 Atty.: David A. Colecchia
 Law Care

GENDIE NICHOLE MILLER, late of Ligonier Township, Westmoreland County, PA
 Admr.: William H Miller
 1429 Route 30
 Ligonier PA 15658
 Atty.: Branden A Fulciniti
 20 Stanwix Street, Suite 1100
 Pittsburgh PA 15222

JUDITH KATHERINE MORANDUZZO, a/d, JUDITH MORANDUZZO, a/d, JUDITH K. MORANDUZZO, late of Delmont Borough, Westmoreland County, PA
 Admr.: Tracey L. Moranduzzo
 1221 Martin Ave
 New Kensington PA 15068
 Atty.: Samuel R Coury

BONNIE MUTIMER, late of Hempfield Township, Westmoreland County, PA
 Exr.: Clayton Mutimer
 75 Briarcliff Drive
 Kingwood WV 26537

MONA J OLSEN, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Lisa Ann Stagon
 14171 Ridge Road
 North Huntingdon PA 15642
 Atty.: Tyler J Jones

ALBERT ORSINO SR, a/d, ALBERT ORSINO, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Cynthia L Lukart
 320 Shagbark Lane
 Greensburg PA 15601
 Atty.: James M Duffy
 Myers Duffy Dansak & Clegg

ROBERT J PANIGAL SR, late of Penn Township, Westmoreland County, PA
 Exr.: Beverly A Panigal
 1043 Towne Square Drive, Apt 104
 Greensburg PA 15601
 Atty.: Tyler J Jones

DANIEL J PAULONE, a/d, DANIEL JAMES PAULONE, late of City of Greensburg, Westmoreland County, PA
 Exr.: Patrice Paulone
 137 Hope Court
 Greensburg PA 15601
 Atty.: Maureen Kroll

THOMAS E PLATT, late of Penn Township, Westmoreland County, PA
 Admr.: Marlene Platt
 828 Wild Violet Drive
 Plum PA 15239
 Atty.: Colin Adair Morgan
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220

KLEBER SERNIK, a/d, KLEBER A SERNIK, late of Unity Township, Westmoreland County, PA
 Exr.: John William Cook
 1249 Monastery Drive, PO Box 998
 Latrobe PA 15650
 Atty.: Samantha J Gagliardo
 625 Liberty Ave, 7th Floor
 Pittsburgh PA 15222-3152

TERESA L SUSINI, late of City of Lower Burrell, Westmoreland County, PA
 Exr.: Robert Scott Susini
 259 Oakridge Drive
 Lower Burrell PA 15068
 Atty.: Richard A. Bruni

PAULETTE NADINE TARKIN, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Tiffany Stoll
 28740 Rainwood Road
 Valley NE 68064
 Atty.: Jessica Quinn-Horgan
 2090 Greentree Road, Suite 224
 Pittsburgh PA 15220

KAREN A WEBB, late of North Belle Vernon Borough, Westmoreland County, PA
 Exr.: Catherine M Cozzan
 5 Wiltshire Drive
 Sewell NJ 08080
 Atty.: Amanda M Como
 607 Broad Ave, Suite 3
 Belle Vernon PA 15012

MARK WILLIAMS, late of City of Monessen, Westmoreland County, PA
 Admr.: Linda Marie Williams
 11 Linden Avenue
 Monessen PA 15062
 Atty.: Branden A Fulciniti
 20 Stanwix Street, Suite 1100
 Pittsburgh PA 15222

LEGAL NOTICES

NOTICE OF TRUST

Notice is hereby given of the administration of the **JACK E. UNDERWOOD AND LOUISE H. UNDERWOOD TRUST DATED OCTOBER 26, 1992. LOUISE E. UNDERWOOD**, Grantor of the Trust, late of **Jeannette, Westmoreland** County died on December 2, 2024. All persons indebted to this Trust are requested to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Trustee: **Kerry Leonard**
Address: **504 N. 5th Street**
Jeannette, PA 15644

Counsel for Trustee
TYLER J. JONES, ESQUIRE
412 Main Street
Irwin, PA 15642
(724) 861-8333

29 Aug; 5/12 Sep

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 7th day of August, 2025, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **PITTSBURGH HOLIDAY LIGHTS** with its principal place of business at 613 COLONIAL MANOR ROAD, IRWIN, PA 15642.

The names and addresses of all persons owning or interested in said business are: **JOSHUA & AMANDA PUGLIESE**, 613 Colonial Manor Road, Irwin, PA 15642.

Daniel P. Beisler, Esquire
Beisler Law Office
41 Robbins Station Road
North Huntingdon, PA 15642
724-978-0500

12 Sep

NOTICE OF VOLUNTARY DISSOLUTION BUSINESS CORPORATION

Notice is hereby given by **MOYHER AND SCHULTZ, INC.**, a Pennsylvania Business Corporation, that said Corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filings of Articles of Dissolution in the Pennsylvania Department of State.

Daniel J. Hewitt, Esquire
Avolio Law Group, LLC
117 North Main Street
Greensburg, PA 15601
724-834-1002

12 Sep

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors of **ASSOCIATED GLASS AND POTTERY MANUFACTURERS**, a Pennsylvania nonprofit corporation, with an address of 754 Cabin Hill Drive, Greensburg, PA 15601-1660, (Westmoreland County), have unanimously approved a proposal that the corporation voluntarily dissolve and are now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

12 Sep

ADVERTISEMENT

Notice is hereby given by **HILLVIEW BOWLING LANES CORP.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

ADAM J. LONG, ESQUIRE
LONG & LONG, LLC
305 WEST PITTSBURGH STREET
GREENSBURG, PA 15601

12 Sep

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY JONATHON 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 September 16, 2025
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. DORIS M. WALKER—Tammy S. Wilmot Terry Lee W. Walker Exrs—James R. Antoniono
2. DOLORES D. SLATER—Lori Ann Davis Exrx—Richard M. Conte
3. JOHN M. FOSTER—Maryann White-Helfferich Exrx—L. Christian DeDiana
4. MARYANN DENTU—Clara Marie K. Dentu Exrx—Amber R. Leechalk
5. LOUIS W. BOHINCE, a/d LOUIS W. BOHINCE, JR, a/d LOUIS BOHINCE, a/d LOUIS BOHINCE, JR, a/d LOUIS WILLIAM BOHINCE, a/d LOUIS WILLIAM BOHINC, a/d LOUIS W. BOHINC, JR—Ralph Cigich Exr—Wesley T. Long

6. SHIRLEY A. BIGENHO, a/d SHIRLEY A. COVEY—Kimberly Spiering Kenneth Covey Exrs—Larry D. Loperfito
7. PAUL N. MILLS, a/d PAUL MILLS—Christopher P. Mills Exr—Larry D. Loperfito
8. RALPH K. PAINTER, a/d RALPH KENNETH PAINTER, a/d RALPH PAINTER—Bonnie Lou Walters Ralph G. Painter Exrs—Larry D. Loperfito
9. LOIS JEAN ROWE, a/d LOIS J. ROWE—Debra J. Julian Exrx—Larry D. Loperfito
10. ROSEMARY C. SANTORA, a/d ROSEMARY CHRISTINE SANTORA—Ethan Santora Gracie Santora Admrs c.t.a—Dennis B. Rafferty
11. ANTHONY P. MILECA—Anthony Mileca Exr—Richard W. Schimizzi
12. EVELYN M. SMOLLECK, a/d EVELYN SMOLLECK—Garrett Salandro Exr—Todd T. Turin
13. PATRICK K. KENNEY, a/d PATRICK KEITH KENNEY—Thomas J. Kenney Exr—Douglas J. Welty
14. LINDA L. STEVENS, a/d LINDA LEE STEVENS—Jayne Burns Exrx—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 September 16, 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>

5/12 Sep

SHERIFF SALES

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

MONDAY, NOVEMBER 3, 2025

at 9:00 A.M. the following described

Real Estate, to wit:

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE NOVEMBER 13, 2025 (WHICH IS 10 DAYS FROM SALE DATE) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

THEREAFTER. NO FURTHER NOTICE OF THE FILING OF THE SCHEDULE OF DISTRIBUTION IS REQUIRED.

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON NOVEMBER 3, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

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

Execution No.: 4736-2017

Judgment Amt.: \$54,955.35

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

ALL the right, title, interest and claim of: Kathleen A. Fisher and James M. Fisher of in and to:

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

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

2.

Property of: CHAD R. SLEITH and BILLIE JO SLEITH

Execution No.: 398 of 2019

Judgment Amt.: \$194,923.78

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

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

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

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

3.

Property of: Thomas P. Stephens

Execution No.: 184 OF 2022

Judgment Amt.: \$53,603.29

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

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

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

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

4.

Property of: Daniel J. Litzinger

Execution No.: 22CJ00230

Judgment Amt.: \$89,935.19

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

ALL the right, title, interest and claim of: DANIEL J. LITZINGER of in and to:

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

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

5.

Property of: Lance Robert Hough

Execution No.: X930-2022

Judgment Amt.: \$194,809.13

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

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

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

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

6.

Property of: R. Scott Malloy

Execution No.: 02231 of 2022

Judgment Amt.: \$145,874.45

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

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

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

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

7.

Property of: RODGER T. FRY

Execution No.: 22CJ02782

Judgment Amt.: \$15,673.46

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

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

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

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

8.
Property of: EVRADA LLC AND AVRAHAMI
Execution No.: 23CJ01459
Judgment Amt.: \$467,701.82
Attorney: Kiera McFadden-Roan Esquire, Pincus Law Group, PLLC, Five Greentree Centre 525 Route 73 North, Suite 309, Marlton, NJ 08053
ALL the right, title, interest and claim of: EVRADA LLC AND AVRAHAMI of in and to:
City of Greensburg; 306 South Pennsylvania Avenue, Greensburg, PA 15601; Residential Dwelling; Deed Instrument Number: 202104090014188; Mortgage Instrument Number: 202104050013029
TAX MAP# 10-04-03-1-065 / 10-05790-00000
-
9.
Property of: Candice J. Stewart a/k/a Candice J. Raymond
Execution No.: 23CJ02776
Judgment Amt.: \$100,532.21
Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520
ALL the right, title, interest and claim of: Candice J. Stewart a/k/a Candice J. Raymond of in and to:
Township of East Huntingdon; 295 Buckeye Tram Road a/k/a 231 Buckeye Road, Mount Pleasant, PA 15666; 0.19 Acres; A Residential Dwelling; DEED INSTRUMENT # 200506230031601
TAX MAP# 47-14-00-0-084
-
10.
Property of: Jody L. Moore
Execution No.: 23CJ03616
Judgment Amt.: \$76,229.31
Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9591
ALL the right, title, interest and claim of: Jody L. Moore of in and to:
Township of Sewickley; 180 Cody Road, Herminie, PA 15637; Residential Dwelling; INSTRUMENT NO.: 202010210035296
TAX MAP# 58-07-12-0-008
-
11.
Property of: RACHAEL E. GOLICK
Execution No.: 23CI04889
Judgment Amt.: \$71,297.77
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller
ALL the right, title, interest and claim of: RACHAEL E. GOLICK, of in and to:
TOWNSHIP OF NORTH HUNTINGDON; 67 X 157; 572 CRESTWOOD DRIVE, NORTH HUNTINGDON, PA 15642; A residential dwelling house; DEED INSTRUMENT #2009-11300047310
TAX MAP# 54-11-04-0-185
-
12.
Property of: Erik J. Finlayson
Execution No.: 24CJ00022
Judgment Amt.: \$83,920.30
Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: ERIK J. FINLAYSON of in and to:
CITY OF LATROBE; 401 LLOYD AVENUE, LATROBE, PA 15650; Easterly portion of Lot No. 7 in the John A. Hartman Plan of Lots; A RESIDENTIAL DWELLING; 201806070017751
TAX MAP# 15-03-09-0-245
-
13.
Property of: James M. Landsbach
Execution No.: 78 of 2024
Judgment Amt.: \$102,496.30
Attorney: Brian M. Kile, Esq., Grenen & Birsic, P.C.
ALL the right, title, interest and claim of: James M. Landsbach of in and to:
Township of Derry; 1026 Roosevelt Way, New Alexandria, PA 15670; N/A; N/A; Residential Dwelling; INSTRUMENT #: 201806270019998
TAX MAP# 45-14-00-0-052
-
14.
Property of: Emily A. Smalich
Execution No.: 300 of 2024
Judgment Amt.: \$165,964.33
Attorney: Kevin J. Petak, Esquire/Spence, Custer, Saylor, Wolfe & Rose, 1067 Menoher Boulevard, Johnstown, PA 15905, (814) 536.0735
ALL the right, title, interest and claim of: Emily A. Smalich of in and to:
South Huntingdon Township; 442 Turkeytown Road, West Newton, PA 15089; 6.5 acres; house & building; DEED INSTRUMENT # 202102250007569
TAX MAP# 59-06-00-0-077 UPI No. 59-00879
-
15.
Property of: Donald F. Krinock, Jr.
Execution No.: 24CJ00676
Judgment Amt.: \$34,853.37
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
ALL the right, title, interest and claim of: Donald F. Krinock, Jr. of in and to:
Derry Borough; 232 West 3rd Street, Derry, PA 15627; 31; Residential Dwelling; INSTRUMENT #: 201304230015641
TAX MAP# 06-01-09-0-174
-
16.
Property of: Gregory John Daigle and Joan L. Daigle
Execution No.: 1182 OF 2024
Judgment Amt.: \$269,235.43
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
ALL the right, title, interest and claim of: Gregory John Daigle and Joan L. Daigle of in and to:
Township of Unity; 933 Jamell Drive, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 200805290022679
TAX MAP# 61-18-02-0-095
-
17.
Property of: Stephen M. Lewandowski and Alice V. Lewandowski, husband and wife
Execution No.: 2063 OF 2024
Judgment Amt.: \$112,818.60
Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: STEPHEN M. LEWANDOWSKI AND ALICE V. LEWANDOWSKI, HUSBAND AND WIFE of in and to:
BOROUGH OF SCOTTDALE; 2311 COWLING RD, SCOTTDALE, PA 15683; Lot No. 74 in the West Park Plan; A RESIDENTIAL DWELLING; Deed Book Volume 3530, Page 537
TAX MAP# 30-01-13-0-155
-
18.
Property of: Melanie V. Peterman and Stephen G. Peterman
Execution No.: 24CJ02339
Judgment Amt.: \$158,369.42
Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111
ALL the right, title, interest and claim of: Melanie V. Peterman and Stephen G. Peterman of in and to:
Derry Borough; 250 Nicol Lane a/k/a Road 2 Box 56 B, Derry, PA 15627; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200503010009808
TAX MAP# 45-34-00-0-179
-
19.
Property of: Rudolph Raul Redilla
Execution No.: 24CJ02392
Judgment Amt.: \$57,056.16
Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: RUDOLPH PAUL REDILLA AND SARAH M. REDILLA of in and to:
FAIRFIELD TOWNSHIP; 119 CENTER ST, BOLIVAR, PA 15923; Lot No. 42 in the Plan of the Town of West Bolivar; A RESIDENTIAL DWELLING; 202108200034663
TAX MAP# 48-05-03-0-052

20.

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

Execution No.: 2678 of 2024

Judgment Amt.: \$165,515.31

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

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

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

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

21.

Property of: John Benjamin Gojkovich and Marissa L. Kelley

Execution No.: 2957 OF 2024

Judgment Amt.: \$86,915.33

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

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

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

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

22.

Property of: RENTALS BY M&N LLC

Execution No.: 3144 of 2024

Judgment Amt.: \$121,550.86

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

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

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

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

23.

Property of: Chad J. Gilbert

Execution No.: 24CJ03367

Judgment Amt.: \$228,954.70

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

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

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

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

24.

Property of: Charles R. Sarsfield, Jr.

Execution No.: 24CJ04212

Judgment Amt.: \$26,421.98

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

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

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

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

25.

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

Execution No.: 24CJ04237

Judgment Amt.: \$323,277.70

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

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

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

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

26.

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

Execution No.: 2024-4505

Judgment Amt.: \$44,882.34

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

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

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

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

27.

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

Execution No.: 24CJ04578

Judgment Amt.: \$238,402.30

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

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

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

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

28.

Property of: Jon Rametta

Execution No.: 24CJ04941

Judgment Amt.: \$152,311.81

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

ALL the right, title, interest and claim of: JON RAMETTA of in and to:

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

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

29.

Property of: SHIRLEY A. FONNER, DECEASED

Execution No.: 24CJ04990

Judgment Amt.: \$80,520.57

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

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

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

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

30.

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

Execution No.: 24CJ05513

Judgment Amt.: \$170,989.78

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

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

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

31.

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

Execution No.: 24CI05517 OF 2025

Judgment Amt.: \$37,307.20

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

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

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

32.

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

Execution No.: 25CJ00043

Judgment Amt.: \$121,394.47

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

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

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

33.

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

Execution No.: 270 of 2025

Judgment Amt.: \$282,498.47

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

ALL the right, title, interest and claim of: CHRISTOPHER B. TRACHSEL, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GLORIA C. TRACHSEL A/K/A GLORIA TRACHSEL of in and to:

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

34.

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

Execution No.: 25CJ00533

Judgment Amt.: \$117,684.14

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

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

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

35.

Property of: Gary C. Jones

Execution No.: 25CJ00534

Judgment Amt.: \$60,872.27

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

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

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

36.

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

Execution No.: 25CJ00576

Judgment Amt.: \$111,325.64

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

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

Township of Ligonier; 502 Springfield Lane Ligonier, PA 15658; LOT A HSE STRG BLDG; A RESIDENTIAL DWELLING; B INSTRUMENT #202307200018266

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

37.

Property of: Jennifer L. Ackerman

Execution No.: 849 of 2025

Judgment Amt.: \$115,243.48

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

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

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

TAX MAP# 37-01-09-0-612

38.

Property of: CHAD A. ROLAND

Execution No.: 25CJ01343

Judgment Amt.: \$95,850.35

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

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

TOWNSHIP OF ALLEGHENY; 12 MCCUTCHEON SHORT CUT ROAD LEECHBURG / ALLEGHENY, PA 15656; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201011120041832

TAX MAP# 42-09-00-0-048

39.

Property of: Robert J. Bush

Execution No.: 1375 of 2025

Judgment Amt.: \$68,711.23

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

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

Washington Township; 1009 Spring Hill Road, Murrysville, PA 15668; 2 acres; Residential property. DBV 3260 PG# 486 (or) INSTRUMENT #: 6704

TAX MAP# 63-16-00-0-177

40.

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

Execution No.: 1379 of 2025

Judgment Amt.: \$40,336.35

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

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

East Huntingdon Township; 410 Ruffsedale Alverton Road, Alverton, PA 15612; 4,792 square feet; Residential property. DBV 3503 PG# 425 (or) INSTRUMENT #: 6842

TAX MAP# 47-10-07-0-010

41.

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

Execution No.: 1426 of 2025

Judgment Amt.: \$126,210.62

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

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

BOROUGH OF TRAFFORD; 206 E GILMORE AVE TRAFFORD, PA 15085; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200607060032359

TAX MAP# 36-03-07-0-145

42.

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

Execution No.: 25CJ01473

Judgment Amt.: \$35,486.28

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

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

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

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

43.

Property of: Matthew D. Chronowski

Execution No.: 1527 of 2025

Judgment Amt.: \$207,992.59

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

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

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

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

44.

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

Execution No.: 25CJ01593

Judgment Amt.: \$79,969.03

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

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

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

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

45.

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

Execution No.: 1757 of 2025

Judgment Amt.: \$379,077.86

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

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

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

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

46.

Property of: YENISE L. ZIMMERMAN

Execution No.: 25CJ01834

Judgment Amt.: \$92,436.58

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

ALL the right, title, interest and claim of: YENISE L. ZIMMERMAN of in and to:

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

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

47.

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

Execution No.: 25CJ01950

Judgment Amt.: \$78,106.85

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

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

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

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

48.

Property of: SHAWN D. YOUNG

Execution No.: 25CJ02096

Judgment Amt.: \$57,010.61

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

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

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

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

50.

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

Execution No.: 24CJ03573

Judgment Amt.: \$203,593.01

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

ALL the right, title, interest and claim of: VINCENT A. STEBAN AND MARY J. STEBAN of in and to:

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

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

51.

Property of: LISA A. WELCH

Execution No.: 25CJ00390

Judgment Amt.: \$66,208.37

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

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

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

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

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

12/19/26 Sep

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Westmoreland Law Journal • 100 North Maple Avenue • Greensburg, PA 15601-2506
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