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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.

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FIRST PUBLICATION

DAVID R. BACKSTROM, JR., late of West Newton Borough, Westmoreland County, PA

Admr.: Cheryl D. Backstrom
117 Cort Street
West Newton, PA 15089
Atty.: L. Christian DeDiana

EDWARD J. BANKS, a/d, EDWARD JOHN BANKS, late of the Municipality of Murrys ville, Westmoreland County, PA

Exrx.: Patricia A. Clark
20152 Asketum Branch Road
Georgetown, DE 19947
Atty.: Molly M. Creenan
Creenan & Baczkowski, PC
3907 Old Wm. Penn Hwy., Suite 304
Murrysville, PA 15668

DANIEL PATRICK BRENNAN, late of Penn Township, Westmoreland County, PA

Admr.: Paul J. Brennan
12 Weller Drive
Irwin, PA 15642
Atty.: William F. Goodrich
Goodrich & Geist PC
3634 California Avenue
Pittsburgh, PA 15212

BARBARA J. BURK, a/d, BARBARA W. BURK, late of North Huntingdon Township, Westmoreland County, PA

Exrx.: Sandra B. Kutz
1291 Donde Court
Irwin, PA 15642-1748
Atty.: William J. McCabe
DeBernardo, Antoniono, McCabe & Davis, P.C.

TAMMY LYNN CATALANO, a/d, TAMMY CATALANO, late of Mount Pleasant Borough, Westmoreland County, PA

Admr. & Atty.: Charles A.J. Halpin, III
100 S. Broad Street, Suite 1830
Philadelphia, PA 19110

MARY L. CLOUGHERTY, a/d, MARY LOUISE CLOUGHERTY, a/d, MARY CLOUGHERTY, late of North Huntingdon Township, Westmoreland County, PA
Exr.: Daniel E. Clougherty
700 Helman Street
Youngwood, PA 15697
Atty.: Jerome L. Tierney
10531 Center Highway
North Huntingdon, PA 15642

WILLIAM M. DAHL, a/d, WILLIAM DAHL, late of Mount Pleasant Township, Westmoreland County, PA
Exr.: Jeffrey William Dahl
211 Pleasant Valley Road
Connellsville, PA 15425
Atty.: Vincent J Roskovensky II
9 Court Street
Uniontown, PA 15401

WILLIAM JOHN DANIEL, JR., late of North Huntingdon Township, Westmoreland County, PA
Admr.: Dennis Daniel
16979 Red Oak Dr.
Lowell, IN 46356
Matthew Daniel
1270 6th St.
Westmoreland City, PA 15692

ROBERT GEORGE DANKA, late of Vandergrift Borough, Westmoreland County, PA
Exrx.: Tracy A. Bittinger
125 Thorn Street
Apollo, PA 15613
Atty.: Charles F Fox, IV
Uncapher & Fox Attorneys At Law

MARGARET R. DETLING, late of Mount Pleasant Township, Westmoreland County, PA
Exr.: Richard Deery
3122 Christine Dr.
Beltsville, MD 20705
Atty.: Randall G. Klimchok

DAVID W. GREECE, late of Unity Township, Westmoreland County, PA
Admr.: Holly B. Greece
311 Twin Lakes Rd
Latrobe, PA 15650

THOMAS WILLIAM HECKMAN, JR., a/d, THOMAS HECKMAN, JR., a/d, THOMAS W. HECKMAN, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Caroline Sinclair
1914 Victoria Lane
Irwin, PA 15642
Atty.: Robert J. Specht
Morocco, Morocco & Specht. P.C.

JAMES KEITH HITE, a/d, J KEITH HITE, late of the City of Greensburg, Westmoreland County, PA
Admr.: Jenny Lynn Abbott
1363 Mt. Pleasant Road
Greensburg, PA 15601
Jeffery K. Hite
2448 Keystone Avenue
Greensburg, PA 15601
Atty.: Maureen Kroll
Maureen Kroll RNMJDPDC

MELVIN G. HITE, late of the City of Greensburg, Westmoreland County, PA
Admr.: Jenny Lynn Abbott
1363 Mt. Pleasant Road
Greensburg, PA 15601
Jeffery K. Hite
2448 Keystone Avenue
Greensburg, PA 15601
Atty.: Maureen Kroll
Maureen Kroll RNMJDPDC

KATHLEEN GAIL HRICZIK, a/d, GAIL HRICZIK, a/d, K.GAIL HRICZIK, late of the City of Greensburg, Westmoreland County, PA
Exrcs.: Susan Sanders
332 Hancock Ave Rear
Greensburg, PA 15601
Christine Giacobbi
1165 Skyline Drive
Greensburg, PA 15601

THOMAS L. HUTH, a/d, THOMAS LEE HUTH, a/d, THOMAS HUTH, late of the City of New Kensington, Westmoreland County, PA
Exr.: Jeffry T. Huth
204 East White Oak Street
Delmont, PA 15626
Atty.: James Irwin

WILLIE JONES, a/d, WILLIE L. JONES, late of Irwin Borough, Westmoreland County, PA
Exrx.: Rachael Carter
605 Walnut St
Irwin, PA 15642

DAVID G. KITTEY, late of the City of Latrobe, Westmoreland County, PA
Exr.: Walter John Vargo
2145 Dailey Avenue
Latrobe, PA 15650
Atty.: Suzanne J. Mahady
Mahady & Mahady

LLOYD N. MARKER, a/d, LLOYD N. MARKER, SR., late of East Huntingdon Township, Westmoreland County, PA
Exr.: Lloyd N. Marker, Jr.
1107 Arthur Avenue
Scottdale, PA 15683
Atty.: Marilyn M. Gaut

MARK J. MCMANUS, late of Vandergrift Borough,
Westmoreland County, PA
Admr.: Cynthia McManus
115 California Avenue
Vandergrift, PA 15690
Atty.: Damian J. Tofte
Tofte Law Office
3058 Leechburg Rd #11
Lower Burrell, PA 15068

ANNE S. MOWRY, a/d, ANNE MOWRY, late of North
Huntingdon Township, Westmoreland County, PA
Exr.: Robert R. Mowry
261 Pleasant View Drive
Kittanning, PA 16201
Atty.: Jerome L. Tierney
10531 Center Highway
North Huntingdon, PA 15642

MARIE S. OWENS, late of Hempfield Township,
Westmoreland County, PA
Exr. & Atty.: Rosalie P. Wisotzki
310 Grant Street, Suite 1109
Pittsburgh, PA 15219

CAROLYN A. PRICE, a/d, CAROLYN ANN PRICE, late of
Trafford Borough, Westmoreland County, PA
Exr.: Jodi A. Guzik
39 Deerfield Dr.
Harrison City, PA 15636
Atty.: William F. Dannhardt
85-B Universal Road
Pittsburgh, PA 15235

MARY JANE QUINN, late of the City of Monessen,
Westmoreland County, PA
Exr.: Keith Quinn
33 Hickory Dr.
Charleroi, PA 15022

BELLE S. RANF, late of Hempfield Township, Westmoreland
County, PA
Exr.: David E. Ranf
104 Windsor Drive
Irwin, PA 15642
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

RUSSELL RIZZO, late of the City of Arnold, Westmoreland
County, PA
Exr.: Judith M. Settle
314 Hilltop Drive
Lower Burrell, PA 15068
Atty.: Jaclyn M. Shaw
Law Office of Jaclyn Shaw, PLLC.

MADELINE C. ROLLINS, late of the City of Greensburg,
Westmoreland County, PA
Admr.: Chanale Rollins
26 Mt. Pleasant Street
Greensburg, PA 15601
Atty.: Eric E. Bononi
Bononi & Company, P.C.

ARLENE D. SAFRAN, a/d, ARLENE F. SAFRAN, late of
North Huntingdon Township, Westmoreland County, PA
Exr.: Vicki Safran
380 West 12th St., Apt. 2E
New York, NY 10014
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

BRYAN D. SCHOCH, a/d, BRYAN DAVID SCHOCH, late of
Rostraver Township, Westmoreland County, PA
Admr.: Roberta Schoch
102 Marco Dr.
Belle Vernon, PA 15102
Atty.: Lane M. Turturice
Turturice & Associates, LLC
70 E. Wheeling Street
Washington, PA 15301

JACOB SHAFFER, late of Hempfield Township,
Westmoreland County, PA
Admr.: Adam Jacob Shaffer
545 Agnew Rd.
Greensburg, PA 15601
Atty.: Eric E. Bononi
Bononi & Company, P.C.

SARA E. SHAWLEY, a/d, SARA EILEEN SHAWLEY, late of
Unity Township, Westmoreland County, PA
Exrx.: Jerry R. Plummer
334 Westview Court
Greensburg, PA 15601
James D. Plummer
412 Alexander Avenue
Greensburg, PA 15601
Atty.: Kenneth B. Burkley

ROBERT G. SMOUSE, late of South Huntingdon Township,
Westmoreland County, PA
Exr.: Jeffrey Scott Smouse
111 Smouse Lane
West Newton, PA 15089
Atty.: Timothy J. Giltinan
John W. Giltinan, Esq., P.C.
401 Liberty Avenue, Suite 1460
Pittsburgh, PA 15222

LOIS J. VENUS, a/d, LOIS JEAN VENUS, a/d, LOIS JEAN
HOLEVA, late of the City of New Kensington,
Westmoreland County, PA
Admr.: Donald S. Venus
6306 Beighley Rd
New Kensington, PA 15068

ELEANOR A. VOGLIOTTI, a/d, ELEANOR VOGLIOTTI, late
of North Huntingdon Township, Westmoreland County,
PA
Exr.: Richard J. Misko
64 Waters Edge
Sparta, NJ 07871
Atty.: Taylor J. Johns
Coulter & May, PC
3824 Northern Pike, Suite 801B
Monroeville, PA 15146

LURETTA J. VOLK, a/d, LURETTA JANE VOLK, a/d,
LURETTA JANE GRIFFIN, a/d, LURETTA J. GRIFFIN,
late of Hempfield Township, Westmoreland County, PA
Exr.: Neil F. Volk
6522 Indianwood Drive
Mason, OH 45040

BETTY BROWN WEAVER, a/d, BETTY B. WEAVER, a/d,
BETTY LOUISE WEAVER, late of East Huntingdon
Township, Westmoreland County, PA
Exrx.: Judith E. Smith
321 S. Hickory Street
Scottdale, PA 15683
Atty.: Marilyn M. Gaut

GEORGE THOMAS WEGLEY, JR., late of the City of
Latrobe, Westmoreland County, PA
Admr.: Alice E. Ambrose
260 Kinsey Farm Road
Ligonier, PA 15658

DEBBIE LYNN WERTZ, a/d, DEBBIE LYNN RILEY, late of
Unity Township, Westmoreland County, PA
Admr.: Brandon Lackey
P.O. Box 135
Madison, PA 15663

HAZEL E. WIGFIELD, late of North Huntingdon Township,
Westmoreland County, PA
Exrx.: Doreen Wigfield
12739 Terrie Drive
North Huntingdon, PA 15642
Atty.: Frank J. Pallone, Jr.

ALICE JANELLE WILLIAMS, a/d, JANELLE WILLIAMS, late
of North Belle Vernon Borough, Westmoreland County,
PA
Exrx.: Gaye Elaine Jarzabek
215 Balver Avenue
Pittsburgh, PA 15205

L. S. WOOD, a/d, LAVINA S. WOOD, late of the Municipality
of Murrysville, Westmoreland County, PA
Exr. & Atty.: James K. Wood
Diefenderfer, Hoover & Wood LLP
310 Grant Street, Suite 1420
Pittsburgh, PA 15219

SECOND PUBLICATION

RAYMOND A. BERNICK, late of Penn Township,
Westmoreland County, PA
Exrx.: Susan L. Bernick
215 Old Oak Lane
Jeannette, PA 15644
Atty.: Kim Ross Houser
Mears, Smith, Houser & Boyle, PC

LEONA BILIK, a/d, LEONA M. BILIK, a/d, LEONA MARIE
BILIK, late of Mount Pleasant Township, Westmoreland
County, PA
Exrx.: Leanne M. Phillips
516 North 6th Street
Youngwood, PA 15697
Atty.: Michael A. Johnson

MARY JOSEPHINE BUCHHOLZ, a/d, MARY J. BUCHHOLZ,
a/d, MARY BUCHHOLZ, late of Washington Township,
Westmoreland County, PA
Exr.: David P. Buchholz
119 Martin Drive
Apollo, PA 15613
Atty.: Larry D. Loperfido
Geary, Loperfido & Generelli, LLC

MARGIE H. BURNS, late of Bell Township, Westmoreland
County, PA
Exrx.: Barbie A. Burns
1183 Washington Street
North Vandergrift, PA 15690
Atty.: James R. Antoniono
DeBernardo Antoniono McCabe & Davis, P. C.

JEAN L. CAGNA, late of the City of New Kensington,
Westmoreland County, PA
Exr.: Charles J. Arcoletti
3 Old Farm Road
Carnegie, PA 15106
Atty.: William T. Woncheck
Sikov & Woncheck
1625 Union Avenue, Suite 5
Natrana Heights, PA 15065

ELIZABETH V. CHABALKA, late of Rostraver Township,
Westmoreland County, PA
Exr.: Jules V. Vanderscott, III
621 Vernon Drive
Rostraver Township, PA 15089
Atty.: Francis R. Murrman

SHIRLEY E. DRAHUSZ, a/d, SHIRLEY ELIZABETH
DRAHUSZ, a/d, SHIRLEY ELIZABETH YUSKO, late of
the Municipality of Murrysville, Westmoreland County, PA
Exrcs.: Sarah Marks
142 Carriage Drive
Irwin, PA 15642
Monique Driscoll
4407 Bromyard Ave
Cincinnati, OH 45241

EDITH FALLAVOLLITTI, a/d, EDITH M. FALLAVOLLITTI,
late of Hempfield Township, Westmoreland County, PA
Exrx.: Debra Ann Jordan
6007 Triple Crown Circle
Greensburg, PA 15601
Exr. & Atty.: Matthew A. Curiale
Law Offices of Matthew A. Curiale
124 Vannear Avenue
Greensburg, PA 15601

MILDRED A. FULMER, a/d, MILDRED ANN FULMER, a/d,
MILDRED FULMER, a/d, MILLIE FULMER, late of Irwin
Borough, Westmoreland County, PA
Exrx.: Becky Jo Kemerer
1356 Sixth St.
Westmoreland City, PA 15692
Atty.: David F. Strazinsky

FRANCES E. KINTIGH, a/d, FRANCES KINTIGH, a/d,
FRANCES ESTELLE KINTIGH, late of Hempfield
Township, Westmoreland County, PA
Exrx.: Diane J. Yeagers
114 Kintigh Lane
Jeannette, PA 15644

JOHN H. KNOSKY, a/d, JOHN KNOSKY, late of the City of
New Kensington, Westmoreland County, PA
Exr.: Richard P. Tetreault
2553 Elcor Drive
New Kensington, PA 15068
Atty.: James Irwin

SAMUEL MORGANTI, late of Vandergrift Borough,
Westmoreland County, PA
Admr.: Charmalee Morganti
107 W. Adams Avenue
Vandergrift, PA 15690
Daniel Kimball
773 Congress Street, #4
Portland, ME 04102

BRYAN MUMAU, a/d, BRYAN C. MUMAU, late of East
Vandergrift Borough, Westmoreland County, PA
Admr.: Mollie P. Mumau
4124 Wood Hills Drive
Erie, PA 16510
Thomas Mumau
151 Hamilton Avenue
Vandergrift, PA 15690
Atty.: Charles F. Fox, III
Uncapher & Fox Attorneys At Law

NORMA R. MUMAU, a/d, NORMA MUMAU, late of
Vandergrift Borough, Westmoreland County, PA
Admr. c.t.a.: Mollie P. Mumau
4124 Wood Hills Drive
Erie, PA 16510
Thomas Mumau
151 Hamilton Ave
Vandergrift, PA 15690
Atty.: Charles F. Fox, III
Uncapher & Fox Attorneys At Law

NICHOLAS PAVLAKOVIC, late of Unity Township,
Westmoreland County, PA
Exrx.: Marilyn Pavlakovic
322 Birkdale Drive
Greensburg, PA 15601
Atty.: Robert B. Stein
Savinis Kane & Gallucci, LLC
436 Seventh Ave. Suite 322
Pittsburgh, PA 15219

SUZANNE W. PETRILL, a/d, SUZANNE WESTER PETRILL, late of Hempfield Township, Westmoreland County, PA

Exrs.: Roberta M. Serbin
928 Garden City Drive
Monroeville, PA 15146
Daniel C. Petrill
2681 Hahntown Wendel Road
Irwin, PA 15642

BRANDALYN POMAIBO, late of Mount Pleasant Township, Westmoreland County, PA

Admr.: Donna Paulisick
159 New Blocks Drive
Yukon, PA 15698
Atty.: Christopher E. Nichols
The Nichols Law Group

BETTY J. PRALL, late of West Newton Borough, Westmoreland County, PA

Exr.: Donald L. Hutchinson
883 West Route 906 South, P.O. Box 76
Webster, PA 15087
Atty.: Megan A. Kerns

CHARLES R. PRILL, late of the Municipality of Murrysville, Westmoreland County, PA

Exrs.: Florence Jozwiak
100 Anderson Street Apt 345
Pittsburgh, PA 15212
Charles R Prill Jr
103 Overlook Court
Monroeville, PA 15146
Atty.: David A Lovejoy
Swartz Lovejoy & Associates
3221 Greenwald Road
Bethel Park, PA 15102

RICHARD A. REESE, late of Derry Borough, Westmoreland County, PA

Admr.: Michael G. Reese
16 W. Tacoma Avenue
Latrobe, PA 15650
Atty.: Jessica L. Rafferty
Rafferty Legal, PLLC

MADELYN D. SANTORO, late of the City of Lower Burrell, Westmoreland County, PA

Exrx.: Dana K. Arce
130 Lehigh Drive
Leechburg, PA 15656
Atty.: Raymond W. Bitar, Sr.
Bitar Law Firm PLLC

BARBARA R. SCHUESSLER, late of the Municipality of Murrysville, Westmoreland County, PA

Exrx.: Georgianne E. Shirley
5006 Prides Court
Murrysville, PA 15668
Atty.: Molly M. Creenan
Creenan & Baczkowski, PC
3907 Old Wm. Penn Hwy., Suite 304
Murrysville, PA 15668

GERALDINE M. SIMPSON, a/d, GERALDINE MARIE SIMPSON, late of New Florence Borough, Westmoreland County, PA

Exrs.: David W. Simpson
212 9th Street
New Florence, PA 15944
Laurie E. Simpson
212 9th Street
New Florence, PA 15944
Atty.: George V. Welty
Welty & Welty LLP

MARILYN S. SLAUGENHAUPT, a/d, M. SUSANNE SLAUGENHAUPT, a/d, SUE G. SLAUGENHAUPT, late of Washington Township, Westmoreland County, PA

Exrx.: Anne L. McDermott
124 East Adams Avenue
Vandergrift, PA 15690
Atty.: James Irwin

DOROTHY STEPINSKY, a/d, DOROTHY M. STEPINSKY, late of Hempfield Township, Westmoreland County, PA

Exrx.: Paulette Krueel
312 Wendel Road
Irwin, PA 15642
Atty.: Jerome L. Tierney
10531 Center Highway
North Huntingdon, PA 15642

SANDY LYNN SZOSTAK, a/d, SANDY SZOSTAK, late of Derry Township, Westmoreland County, PA

Exrx.: Annette Marie Szostak Dunbar
25 Meadow Dr
Latrobe, PA 15650

ELEANOR J. TUCCI, late of South Greensburg Borough, Westmoreland County, PA

Admr. c.t.a.: Sandra Mellinger
636 Harvey Avenue
Greensburg, PA 15601
Atty.: Eric E. Bononi
Bononi & Company, P.C.

VERNA VOCKEL, a/d, VERNA B. VOCKEL, late of Mount Pleasant Township, Westmoreland County, PA

Admr.: Brian F. Hagen
347 Highfield Rd
Wexford, PA 15090
Atty.: Thomas J. Santone
Law Offices of Thomas J. Santone, LLC
Three Gateway Center, Suite 2400
401 Liberty Avenue
Pittsburgh, PA 15222

DANIEL VUIC, late of Trafford Borough, Westmoreland County, PA

Exrx.: Rae Vuic
2 Dexter Place
Cincinnati, OH 45206
Atty.: Steven L. Sablowsky
Goldblum Sablowsky, LLC
285 E. Waterfront Drive, Suite 160
Homestead, PA 15120

F. DONALD WENSTRUP, a/d, FRANCIS DONALD WENSTRUP, late of the Municipality of Murrys ville, Westmoreland County, PA
Exrx.: Carole Lee Divittorio
3300 North Hills Rd.
Murrysville, PA 15668
Atty.: John D. Finnegan
Bresnahan Finnegan & Bresnahan
1000 Gamma Dr
Pittsburgh, PA 15238

ANNABEL YACHUP, late of Smithton Borough, Westmoreland County, PA
Exrx.: Sharon Hepler
465 Smithton Pike
Smithton, PA 15479
Atty.: David G. Petonic

THIRD PUBLICATION

ARLENE Y. ALTMAN, a/d, ARLENE ALTMAN, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Janine S. Opfer
6017 Roslyn Street
Boston, PA 15135
Atty.: April M Schachtner
Myers Duffy Dansak & Clegg LLC

PATRICIA H. BARRON, late of Ligonier Township, Westmoreland County, PA
Exrx.: Denise A. Barron
116 N Franklin Street
Ligonier, PA 15658
R. Steven Barron
3 Third Street
Ligonier, PA 15658
Atty.: Mark L. Sorice
Stewart, McArdle, Sorice, Whalen, Farrell, Finoli & Cavanaugh, LLC

JOHN H. BLOOM, a/d, JOHN HARVEY BLOOM, a/d, JOHN BLOOM, late of Upper Burrell Township, Westmoreland County, PA
Exrx.: Brenda Swager
550 Swager Lane
Natrona Heights, PA 15065
Atty.: Richard J. Bosco
512 Market Street, P.O. Box 309
Freeport, PA 16229

DOROTHY CARLSON, a/d, DOROTHY J. CARLSON, late of the City of Greensburg, Westmoreland County, PA
Exrx.: Laura Carlson
554 George St.
Greensburg, PA 15601
Dorothy Donovan
445 N. Pennsylvania Ave
Greensburg, PA 15601

THOMAS CELLI, a/d, THOMAS CHERUBINI CELLI, a/d, THOMAS C. CELLI, late of Hempfield Township, Westmoreland County, PA
Exrx.: Delta-Marie C. Celli
107 Mark Lane
Laughlintown, PA 15655
Michelangelo C. Celli
839 College Ave.
Greensburg, PA 15601
Atty.: Joseph D. Silvaggio
Willman & Silvaggio, LLP
5500 Corporate Dr., Suite 150
Pittsburgh, PA 15237

VELMA M. CHRISTY, late of Avonmore Borough, Westmoreland County, PA
Exr.: Ronald Christy
18 Indiana Ave.
Avonmore, PA 15618
Atty.: Robert B Liotta
Liotta Law Offices, PLLC

JAMES H. CONBOY, late of the City of Greensburg, Westmoreland County, PA
Admr. & Atty.: Lisa Peluso
1382 Old Freeport Road, Suite 2AF
Pittsburgh, PA 15238

LINDA K. FRYER, a/d, LINDA KAY FRYER, late of Allegheny Township, Westmoreland County, PA
Exr.: Matthew K. Fryer
134 Pasture Crossing Drive
Sarver, PA 16055
Atty.: Claire Johnson Saenz
Law Office of Claire Johnson Saenz, LLC
1000 Brooktree Rd #209
Wexford, PA 15090

MILDRED G. GUESMAN, a/d, MILDRED GUESMAN, a/d, MILDRED GAYLE GUESMAN, late of Scottdale Borough, Westmoreland County, PA
Exrx.: Diane L. Yoder
3014 West Crawford Avenue
Connellsville, PA 15425
Atty.: David G. Petonic

MARYELLEN HIZNANECK, late of Hempfield Township, Westmoreland County, PA
Admr. & Atty.: Lisa Peluso
1382 Old Freeport Road, Suite 2AF
Pittsburgh, PA 15238

DANIEL A. JONCZAK, JR., late of Unity Township, Westmoreland County, PA
Exr.: Christian J. Jonczak
4749 Mill Stream Court
Murrys ville, PA 15668
Atty.: Matthew R. Schimizzi
Schimizzi Law

ERIC JULIAN KNOX, a/d, ERIC J. KNOX, a/d, ERIC KNOX, late of Penn Township, Westmoreland County, PA
Admr.: Debbra Whitted
52 Dover Road
Irwin, PA 15642
Atty.: Robert J. Specht
Morocco, Morocco & Specht, P.C.

MARILYN L. MCCLELLAND, late of Unity Township, Westmoreland County, PA
Exr.: Harry Scott McClelland
111 Friendship Ln
Ligonier, PA 15658
Atty.: David C Pohland

RICHARD C. MILLER, SR., a/d, RICHARD CARL MILLER, late of Ligonier Township, Westmoreland County, PA
Exrx.: Deborah L. Hencel
132 Barclay Drive
Myrtle Beach, SC 29579
Atty.: Corey J. Riddell

ANNA MOFFA, a/d, ANNA ELIZABETH MOFFA, a/d, ANNA E. MOFFA, late of the City of Jeannette, Westmoreland County, PA
Admr. c.t.a.: Jerry Moffa
2217 Harrison Ave
Latrobe, PA 15650
Atty.: Richard M. Conte
Pine Center, Suite Two, 2090 Harrison Avenue
Jeannette, PA 15644

JOHN M. MONTECUPO, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Deborah S. Minoski
3271 Guffey Rd.
N. Huntingdon, PA 15642
Atty.: Gregory T. Nichols
The Nichols Law Group

ANDREW R. NIEZELSKI, a/d, ANDY R. NIEZELSKI, a/d, ANDREW ROBERT NIEZELSKI, a/d, ANDY ROBERT NIEZELSKI, late of Derry Township, Westmoreland County, PA
Exrx.: Mary K. Kott
2162 Wood St
Latrobe, PA 15650

MINNIE N. PARKER, late of the City of Jeannette, Westmoreland County, PA
Admr.: Lynda Mae Parker
1201 Brickel Avenue Apt. 1-B
Jeannette, PA 15644
Atty.: Robert P. Domenick
826 Lowry Avenue
Jeannette, PA 15644

PATRICIA ADELE PITONYAK, a/d, PATRICIA A. PITONYAK, a/d, PATRICIA PITONYAK, late of Penn Township, Westmoreland County, PA
Exrx.: Lisa Barkley
220 Harrison Avenue
Waynesboro, PA 17268
Atty.: Robert J. Specht
Morocco, Morocco & Specht, P.C.

FRANK S. POVIRK, late of Humboldt County, CA
Exrx.: Kyra L. Povirk
315 Avenue A
Salmon, ID 83467
Atty.: Edward P. Seeber
JSDC Law Offices
Suite C-400, 555 Gettysburg Pike
Mechanicsburg, PA 17055

JAMES EDOARDO POVIRK, late of New York County, NY
Admr.: Kyra L. Povirk
315 Avenue A
Salmon, ID 83467
Atty.: Edward P. Seeber
JSDC Law Offices
Suite C-400, 555 Gettysburg Pike
Mechanicsburg, PA 17055

STEVEN SOTOS, a/d, STEVEN N. SOTOS, a/d, STEVEN NICHOLAS SOTOS, late of the Municipality of Murrys ville, Westmoreland County, PA
Exrx.: Vilma C. Sotos
3120 Treeline Drive
Murrys ville, PA 15668
Atty.: Heidi Rai Stewart
Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005

LOUISE A. SOWERS, late of Fairfield Township,
Westmoreland County, PA
Exrs.: Daniel L. Sowers
212 Midget Camp Road
Bolivar, PA 15923
Michael T. Sowers
292 Beaufort Road
New Florence, PA 15944
Atty.: Jeffrey W. Miller

ANNA V. WAGNER, late of Penn Township, Westmoreland
County, PA
Exr.: James A. Wagner
2643 Cromwell Street
Grapeville, PA 15634
Atty.: James R. Antoniono
DeBernardo Antoniono McCabe & Davis, P. C.

LEGAL NOTICES

NOTICE

NOTICE is hereby given that the Jeannette City School District will accept sealed bids for property owned by the School District, more particularly described as follows:

Parcel Numbers 14-01-16-4-026 and 14-01-16-4-043, situated at a point bordered by Cuyler Avenue, Chambers Avenue, and properties owned by other individuals or entities (Parcel Numbers 14-01-16-4-044 and 14-01-16-4-030) in the City of Jeannette and Parcel Numbers 14-01-16-4-024 and 14-01-16-2-083, situated at a point bordered by 4th Street, Chambers Avenue, Cuyler Avenue, and properties owned by other individuals or entities (Parcel Numbers 14-01-16-4-025 and 14-01-16-2-084) in the City of Jeannette.

Sealed bids may be submitted to Sheila Ramler, Board Secretary, by hand-delivering the bid at the School District's Administrative Offices at 116 Park Street, Jeannette, PA 15644 during normal business hours or by mailing the bid to the District's Administrative Offices. The deadline for receipt of bids is Friday, October 21, 2022 at 11:00 a.m. Bids will be opened on Friday, October 21, 2022 at 12:00 p.m. at the District's Administrative Offices. Bidders must bid on all four (4) parcels. The District reserves the right to reject any and/or all bids.

Michael L. Brungo, Esquire
Solicitor for the Jeannette City
School District

23/30 Sep; 7 Oct

Community Loan Servicing, LLC f/k/a
Bayview Loan Servicing, LLC.

PLAINTIFF

VS.

Victoria Dodrill, known Heir of James A. Newingham, deceased
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under James A. Newingham, deceased and

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

WESTMORELAND COUNTY

NO: 22CJ00522

NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under James A. Newingham, deceased

810 Newingham Lane, assessed as School
Street
Arona, PA 15617

Your house (real estate) at:

810 Newingham Lane, assessed as School
Street, Arona, PA 15617

Parcel ID: 03-01-12-0-023

is scheduled to be sold at Sheriff's Sale at
2 North Main Street

Commissioners Meeting Room
Greensburg, PA 15601 on December 6,
2022 at 10:00AM to enforce the court
judgment of \$129,292.91 obtained by
Community Loan Servicing, LLC f/k/a
Bayview Loan Servicing, LLC. 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:

The sale will be cancelled if you pay back to Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC.(610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

7 Oct

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 22, 2022 for **NEW VIEW DRONE** at 500 Cowan Way, Derry, PA 15627. The name and address of each individual interested in the business is Dustin Irvin at 500 Cowan Way, Derry, PA 15627. This was filed in accordance with 54 PaC.S. 311.417

7 Oct

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 26, 2022 for **EARTH'S HEAVENLY SCENTS** at 817 Railroad Ave., Avonmore, PA 15618. The name and address of each individual interested in the business is Julie McKay at 817 Railroad Ave., Avonmore, PA 15618. This was filed in accordance with 54 PaC.S. 311.417

7 Oct

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 02, 2022 for **HAREBRAINED STUDIOS** at 217 North Fairfield Street, Ligonier, PA 15658. The name and address of each individual interested in the business is Andrew Ray Klein at 217 North Fairfield Street, Ligonier, PA 15658. This was filed in accordance with 54 PaC.S. 311.417

7 Oct

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 28, 2022 for **WHITE DOVE SPA** at 629 Vernon Dr., Rostraver Twp, PA 15012. The entity interested in such business is Sons and Daughter Salon and Spa LLC, whose Commercial Registered Office provider's address is 629 Vernon Dr., Rostraver Twp, PA 15012 in Westmoreland County. This was filed in accordance with 54 PaC.S. 311.

7 Oct

NOTICE

NOTICE is hereby given that the Tax Claim Bureau of Westmoreland County, Pennsylvania, on September 29, 2022 at No. 3461 of 2022 did present its Return to Court confirmation of the public sale held September 12, 2022, pursuant to the Real Estate Tax Sale Law, 1947, July 7, P..1368, No. 542, as amended. Any objections or exceptions to such sale may be filed by any owner or lien creditor within thirty (30) days after the date of return, otherwise, the return will be confirmed absolutely.

Timothy C. Andrews
Solicitor
Westmoreland County
Tax Claim Bureau

7 Oct

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pa., on the 23rd day of September, 2022, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, as amended. The name of the corporation is **WILLOWBROOK MINATURE GOLF COURSE AND DRIVING RANGE, INC.**

James R. Silvis, Esquire
131 West Pittsburgh Street
Greensburg, PA 15601
724-836-0300

7 Oct

NOTICE OF INCORPORATION Nonprofit Business Corporation

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pa., on the 29 day of July, 2022, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is **CITY KINGS MC PITTSBURGH**.

7 Oct

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION

No. 054-2022

IN RE: Adoption of Maliah Faith Nicholson
TO: UNKNOWN FATHER

A matter regarding the adoption of **Maliah Faith Nicholson**, born March 3, 2013, has been filed in the Court of Common Pleas of Westmoreland County, Pennsylvania, by William C. Nicholson and Marjorie A. Thomas.

NOTICE

A petition has been filed asking the court to put an end to all rights you have to your child. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 10 on the 9th day of November, 2022, at 9:30 A.M.. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present.

YOU ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

**LAWYER REFERRAL SERVICE
WESTMORELAND BAR ASSOCIATION
P.O. BOX 565
GREENSBURG, PA 15601
(724) 834-8490**

7 Oct

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA in accordance with the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **CAVALLO FIELDS EVENT PLANNING INC.**

Michael E. Silverman, Esq.
DENTONS COHEN & GRIGSBY
P.C.
625 Liberty Avenue
Pittsburgh, PA 15222-3152

7 Oct

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on September 12, 2022, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is **BRONZEADO, LLC.**

Timothy M. Maatta, Esq.
513 Schoonmaker Avenue
Monessen, PA 15062
724-684-3131

7 Oct

Westmoreland County

Court of Common Pleas

Number: 3144 of 2022

Notice of Action in Mortgage Foreclosure

Reverse Mortgage Funding LLC, Plaintiff v. Cheryl A. Kadlecik, Known Surviving Heir of Walter Angelovich, Arlene C. Zenewicz, Known Surviving Heir of Walter Angelovich, Emily C. Arnold, Known Surviving Heir of Walter Angelovich, and Unknown Surviving Heirs of Walter Angelovich, Defendants

TO: Unknown Surviving Heirs of Walter Angelovich. Premises subject to foreclosure: 129 Johnson Street, Lower Burrell, Pennsylvania 15068. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Westmoreland County Bar Association, P.O. BOX 565, Greensburg, Pennsylvania 15601, (724) 834-8490**<http://lrs.westbar.org>. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

7 Oct

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 3393 of 2022

In re: Petition of Leslie Jane Benford for change of name to Leslie Jane Grimes Barclay

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 15th day of November, 2022, at 11:30 A.M., as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Leslie Jane Benford
1370 County Line Road
Champion, PA 15622
(717) 491-9326

7 Oct

**AUDIT OF ACCOUNTS
TO BE HEARD**

NOTICE BY SHERRY MAGRETTI HAMILTON, 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 October 18, 2022
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. THOMAS E. GRUBACH, a/d THOMAS E. GRUBACH, SR., a/d THOMAS EDWARD GRUBACH, SR.—Diana Reed Exrx—James R. Antoniono
2. JAMES M. BLIZZARD JAMES M. BLIZZARD, JR.—Frank W. Jones Exr—Molly M. Creenan
3. SCOTT SPILLAR—Betty L. Spillar Admrx—Terrance C. Ferguson
4. RANDALL J. STASO, a/d RANDY J. STASO, a/d RANDY STASO—A. Keith Staso Exr—William J. McCabe
5. MICHAEL JOSEPH MINSTERMAN, a/d JOSEPH MINSTERMAN, a/d REVEREND MICHAEL J. MINSTERMAN, a/d M. JOSEPH MINSTERMAN—Patricia Shaner Exrx—David G. Petonic
6. DORIS MAY WEINERT, a/d DORIS M. WEINERT—First Commonwealth Bank-Trust Exr—Todd T. Turin
7. KEVIN GEMBAROSKY—Keith Gembarosky Exr—Nathan J. Zarichnak

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 Rita Donovan Hathaway, Presiding Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania on October 18, 2022 at 9:00 A.M. Prevailing Time in Courtroom 7.

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

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

7/14 Oct

NOTICE OF JUDICIAL SALE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, the following properties shall be offered for sale, free and clear of all delinquent taxes and municipal claims, mortgages and liens, charges and estates except separately taxed ground rents, to the highest bidder, on the **14th day of November, 2022 at 10:00 A.M., in the Senior Judge Courtroom, Courthouse Annex, 4th Floor**, at the Westmoreland County Courthouse, 2 North Main Street, Greensburg, Pennsylvania 15601. The minimum bid is to be equal to all costs provided by law. **The Westmoreland County Land Bank may be a potential bidder for any or all of the below referenced properties.** The purchaser at such sale shall take and thereafter have an absolute title to the property sold. These properties were advertised for sale in the Westmoreland Law Journal and newspapers of general circulation in Westmoreland County prior to the annual Tax Claim Bureau Sale held in September, 1988 thru September, 2021.

All prospective bidders must pre-register as per Act 33 with the Tax Claim Bureau at least 10 days prior to the sale. If you have not pre-registered, you will not be permitted to bid. For additional information regarding pre-registration, please visit the Westmoreland County website, Tax Claim Bureau page at <https://www.co.westmoreland.pa.us/160/Tax-OfficeTax-Claim-Bureau>.

Judicial Sale List for November 14, 2022 at 10 am Senior Judge Courtroom, Courthouse Annex, 4th Floor

<u>Map Number</u>	<u>Name</u>	<u>Case Number</u>
02-02-07-0-374	Robin R. Freeman	6748 of 2015
02-02-07-0-464	Jeffrey Zarbaugh	7383 of 2012
08-01-10-0-037	John Delaney	2926 of 2017
14-01-12-0-092	Estate of Paul Sensenich a/k/a Paul Senczyszyn, his heirs and assigns	1816 of 2021
14-01-12-0-289	Carl J. Matt and Thelma T. Matt and United States of America	3006 of 2011
14-01-12-0-507	Floria M. Headen and Robert Phillips	465 of 2021
14-01-16-0-486	Theresa Blazowich	2373 of 2015
14-02-09-0-583	Jeff Leech	150 of 2021
20-02-02-0-319	James Potts and United States of America	864 of 2017
20-02-03-0-162	Robert Kunkle	4660 of 2021
20-02-03-0-355	Estate of Kathleen M. Rocco, her heirs and assigns	2802 of 2021
20-02-04-0-043	Denise A. Smolec	2634 of 2020
20-02-06-0-050	Christopher Johnson	2803 of 2021
20-02-06-0-051	Charlette R. Dickerson Dent a/k/a Charlette R. Reed	2807 of 2021
20-02-06-0-109	Kenneth Allshouse	872 of 2021
20-02-06-0-111	Michael R. Garofalo and Madeline A. Garofalo	4451 of 2017
20-02-06-0-173	Global World Real Estate, Inc.	3178 of 2016
20-02-06-0-179	Sylvester A. Ward	5800 of 2013
20-02-06-0-218	Mich-Alta Management, LLC	3617 of 2016
20-02-06-0-384	The Patrick J. Bercik and Linda S. Swartz Grantor Retained Interest Trust	1822 of 2021
20-02-07-0-450	Paul Bertelson	1826 of 2021
20-02-07-0-727	Joanne McClintic a/k/a Joanne Kraly	6887 of 2011
20-02-10-0-054	Kevin V. Provins	857 of 2017
21-01-15-0-369	Estate of Robert Hoffman, his heirs and assigns	1824 of 2021

21-01-15-0-370	Karole L. Hebenthal n/k/a Karole L. Mileca	466 of 2022
24-03-08-0-015	Arthur Bash	2922 of 2013
24-03-11-0-290	Beverly Gaye Oliver	3177 of 2016
24-03-12-0-056	Charles Robinson	5590 of 2015
24-03-16-0-010	Daniel O. Ward and Amanda M. Bussard n/k/a Amanda M. Ward	823 of 2017
24-03-16-0-163	MKDG Properties, LLC	2021 of 2022
24-04-13-0-121	Bertha J. Jaskey	4165 of 2017
24-05-04-0-044	Go Invest Wisely, LLC	1369 of 2021
36-03-03-0-247	Collado Property Management & Co.	6311 of 2019
37-01-02-0-061	Michael Kruth	3619 of 2016
37-01-09-0-295	Estate of Pamela V. Clemence a/k/a Pamela Clemence Marmarosa, her heirs and assigns	2708 of 2020
42-10-06-0-102	Estate of Marcella Barber, her heirs and assigns	3623 of 2016
42-14-13-0-011	Randal Shondelmyer and Estate of Floyd H. Scott, his heirs and assigns	6719 of 2015
43-09-08-0-054	Starr Rapeta	1014 of 2021
45-13-13-0-053	Michael P. Puskar and Estate of Margaret D. Puskar, her heirs and assigns	5408 of 2015
47-14-13-0-032	Lou Street Land Co.	5089 of 2016
50-19-01-0-015	Estate of John Ivich, his heirs and assigns	875 of 2021
52-02-10-0-009	Andrew Ostrowski	1893 of 2022
52-08-04-0-069	Estate of Joseph Costello, his heirs and assigns, and Estate of Jessie Costello a/k/a Josephine C. Costello, her heirs and assigns	3209 of 2021
52-08-04-0-079	Estate of Joseph Costello, his heirs and assigns, and Estate of Jessie Costello a/k/a Josephine C. Costello, her heirs and assigns	3212 of 2021
52-09-01-0-131	Estate of Joseph Costello, his heirs and assigns, and Estate of Jessie Costello a/k/a Josephine C. Costello, her heirs and assigns	3213 of 2021
*53-01-00-0-087	Fredric L. Althoff	2641 of 2020
53-11-00-0-028	Randolph J. Bull	5984 of 2015
54-07-12-0-027	John H. Lane	6360 of 2016
54-11-07-0-081	Estate of Anthony Celio, his heirs and assigns and United States of America	3633 of 2016
54-12-07-0-011	Estate of Charles Robert Werkman, Sr., his heirs and assigns	3343 of 2020
54-14-00-0-085	John M. Walkmeyer, Jr. and Carol L. Walkmeyer	928 of 2017
58-10-09-0-013	Stephen M. E. Hunt and Valerie J. Hunt n/k/a Valerie J. Converso	2811 of 2021
59-11-00-0-105	Audrey J. Hess and Christopher Hess	2123 of 2012
62-05-00-0-218	Larry R. Sieff and The United States of America	463 of 2021

***Land Bank**

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