

Westmoreland Law Journal

The Official Legal Periodical of
Westmoreland County, Pennsylvania

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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.

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\$3.75 per line, per week,
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FIRST PUBLICATION

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HAZEL V BREIG, a/d, HAZEL VIRGINIA BREIG, late of
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LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA NO.: 22CJ04778 CIVIL ACTION MORTGAGE FORECLOSURE

----- X
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
LSF9 MASTER PARTICIPATION TRUST,

Plaintiff

v.

JEAN E. TROJAN, INDIVIDUAL AND
AS EXECUTRIX OF THE ESTATE OF
PATRICIA DOHN; ANY AND ALL UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND
ANY AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
PATRICIA DOHN, DECEASED; TAMMY
FULVI, KNOWN HEIR OF PATRICIA DOHN,
DECEASED; TIMOTHY TROJAN, KNOWN
HEIR OF PATRICIA DOHN, DECEASED;
ANY AND ALL UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ANY AND
ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER THERESA BELLAN,
DECEASED; JOANN B. CICOLELLO,
KNOWN HEIR OF THERESA BELLAN,
DECEASED; ANY AND ALL UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND
ANY AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST, FROM OR UNDER
GEORGE MEDVED, DECEASED;
DEBORAH CAPOZZI, KNOWN HEIR OF
GEORGE MEDVED, DECEASED; JEANNIE
PLASSIO, KNOWN HEIR OF GEORGE
MEDVED, DECEASED; CATHY FROBERG,
KNOWN HEIR OF GEORGE MEDVED,
DECEASED; ANY AND ALL UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND
ANY AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST, FROM OR UNDER
VICKIE ALTMAN A/K/A VICTORIA ALTMAN,
DECEASED; ANY AND ALL UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND
ANY AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST, FROM OR UNDER PAUL
N. ALTMAN, DECEASED; MICHAEL P.
ALTMAN, KNOWN HEIR OF VICKIE
ALTMAN A/K/A VICTORIA ALTMAN,
DECEASED AND PAUL N. ALTMAN,

DECEASED; BARBARA A. FRIES, KNOWN
HEIR OF VICKIE ALTMAN A/K/A VICTORIA
ALTMAN, DECEASED AND PAUL N.
ALTMAN, DECEASED; ANY AND ALL
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ANY AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST, FROM OR
UNDER WANDA CIARAMELLA A/K/A LU
CIARAMELLA A/K/A LOU CIARAMELLA,
DECEASED; KIMBERLY R. RUPERTO,
KNOWN HEIR OF WANDA CIARAMELLA
A/K/A LU CIARAMELLA A/K/A LOU
CIARAMELLA, DECEASED; VICTORIA
CIARAMELLA-FALLERONI, KNOWN
HEIR OF WANDA CIARAMELLA A/K/A
LU CIARAMELLA A/K/A LOU CIARAMELLA,
DECEASED; MICHELLE L. KUDRATULLAEV,
KNOWN HEIR OF WANDA CIARAMELLA
A/K/A LU CIARAMELLA A/K/A LOU
CIARAMELLA, DECEASED; CHRISTI
BOLSINGER, KNOWN HEIR OF WANDA
CIARAMELLA A/K/A LU CIARAMELLA A/K/A
LOU CIARAMELLA, DECEASED; STEVE
CIARAMELLA, KNOWN HEIR OF WANDA
CIARAMELLA A/K/A LU CIARAMELLA A/K/A
LOU CIARAMELLA, DECEASED; ANY AND
ALL UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ANY AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST, FROM OR
UNDER MICHAEL CIARAMELLA, A/K/A
LOUIS M. CIARAMELLA, DECEASED,

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

----- X
TO: Deborah Capozzi, Known Heir Of
George Medved, Deceased at 215 Rosburg
Drive, Greensburg, PA 15601; Cathy Froberg,
Known Heir Of George Medved, Deceased at
507 Sadie Lane, Mount Pleasant, PA 15666;
Jeannie Plassio, Known Heir Of George
Medved, Deceased at 8556 Broadway Street,
Westmoreland City, PA 15692; Tammy Fulvi,
Known Heir Of Patricia Dohn, Deceased at
166 N South Drive, Pittsburgh, PA 15237, and
1608 Chartiers Ave, McKees Rocks, PA
15237; Timothy Trojan, Known Heir Of Patricia
Dohn, Deceased at 116 Red Pine Dr,
Coraopolis, PA 15108; Victoria Ciaramella-
Falleroni, Known Heir Of Wanda Ciaramella
A/K/A Lu Ciaramella A/K/A Lou Ciaramella,
Deceased at 302 Hickory Circle, Canonsburg,
PA 15317; Steve Ciaramella, Known Heir Of
Wanda Ciaramella A/K/A Lu Ciaramella A/K/A
Lou Ciaramella, Deceased at 302 Hickory
Circle, Canonsburg, PA 15317; Barbara A.
Fries, Known Heir Of Vickie Altman A/K/A
Victoria Altman, Deceased And Paul N.
Altman, Deceased at 1924 Patterson Ave,
McKeesport, PA 15131; Joann B. Cicolello,
Known Heir Of Theresa Bellan, Deceased at
1900 Acklen Ave, Apartment 1401, Nashville,
TN 37212; Jean E. Trojan, Individual and as
Executrix of the Estate of Patricia Dohan at
1610 Chartiers Ave, McKees Rocks, PA
15136; Kimberly R. Ruperto, Known Heir Of

Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased at 1639 Route 30, Clinton, PA 15026; Michelle L. Kudratullaev, Known Heir Of Wanda Ciaramella A/K/A Lou Ciaramella A/K/A Lou Ciaramella, Deceased at 402 Wyndhurst Drive, Corapolis, PA 15108; Christi Bolsinger, Known Heir Of Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased at 420 Alice Street, Carnegie, PA 15106; Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patricia Dohn, Deceased at 102 Cambruzzi Hill Road, Irwin, PA 15642; Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Theresa Bellan, Deceased at 1608 Chartiers Ave, McKees Rocks, PA 15136; Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest, From or Under George Medved, Deceased at 1 Robinson Manor Boulevard, Apt. 409 McKees Rocks, PA 15136; Any and All Unknown Heirs, Successors, Assigns, and Any and All Persons, Firms, or Associations Claiming Right, Title or Interest, From or Under Vickie Altman A/K/A Victoria Altman, Deceased at 102 Cambruzzi Hill Road, Irwin, PA 15642; Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Paul N. Altman, Deceased at 102 Cambruzzi Hill Road, Irwin, PA 15642; Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased at 5254 Steubenville Pike, Pittsburgh, PA 15205; Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael Ciaramella A/K/A Louis M. Ciaramella, Deceased at 31 Robert Drive, McKees Rocks, PA 15136, Michael P. Altman, Known Heir Of Vickie Altman A/K/A Victoria Altman, Deceased And Paul N. Altman, Deceased 323 South Hamilton Avenue, Greensburg, PA 15601, and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 102 Cambruzzi Hill Road, Irwin, PA 15642, owned by Patricia Dohn a/k/a Patricia Katherine Dohn (deceased) and Theresa L. Bellan (deceased) and George Medved (deceased), scheduled to be sold at Sheriff's Sale on **November 2, 2026** at 9:00am, prevailing time, in the Westmoreland County Chancery Division, Commissioners' Meeting Rooms Courthouse 2 North Main Street Greensburg, PA 15601, to enforce the court judgment of \$135,309.83, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust against Jean E. Trojan,

Individually And As Executrix Of The Estate Of Patricia Dohn; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Patricia Dohn, Deceased; Tammy Fulvi, Known Heir Of Patricia Dohn, Deceased; Timothy Trojan, Known Heir Of Patricia Dohn, Deceased; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Theresa Bellan, Deceased; Joann B. Cicoello, Known Heir Of Theresa Bellan, Deceased; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest, From Or Under George Medved, Deceased; Deborah Capozzi, Known Heir Of George Medved, Deceased; Jeannie Plassio, Known Heir Of George Medved, Deceased; Cathy Froberg, Known Heir Of George Medved, Deceased; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest, From Or Under Vickie Altman A/K/A Victoria Altman, Deceased; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest, From Or Under Paul N. Altman, Deceased; Michael P. Altman, Known Heir Of Vickie Altman A/K/A Victoria Altman, Deceased And Paul N. Altman, Deceased; Barbara A. Fries, Known Heir Of Vickie Altman A/K/A Victoria Altman, Deceased And Paul N. Altman, Deceased; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest, From Or Under Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased; Kimberly R. Ruperto, Known Heir Of Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased; Victoria Ciaramella-Falleroni, Known Heir Of Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased; Michelle L. Kudratullaev, Known Heir Of Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased; Christi Bolsinger, Known Heir Of Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased; Steve Ciaramella, Known Heir Of Wanda Ciaramella A/K/A Lu Ciaramella A/K/A Lou Ciaramella, Deceased; Any And All Unknown Heirs, Successors, Assigns And Any And All Persons, Firms Or Associations Claiming Right, Title Or Interest, From Or Under Michael Ciaramella, A/K/A Louis M. Ciaramella, Deceased

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 cancelled if you pay to U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust, the back payments,

late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pfigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 below 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 NOT 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 bid price by calling 212-471-5100.

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 the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

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 which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. 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 schedule of distribution is filed.

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
Lawyer Referral Service
Westmoreland Bar Association
P.O. Box 565
Greensburg, PA 15601
724-834-8490

Jacqueline McNally, Esq. (201332)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Nicole Francese, Esq. (332253)
Yvonne Ganley, Esq. (337459)
Andrew Kravitz, Esq. (80142)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff
Firm Case No.: 210911-4

7 Aug

BURKHOLDER FAMILY TRUST
DATED JANUARY 18, 2016

MATILDA A. BURKHOLDER, DECEASED
TRUSTEE NOTICE

Matilda A. Burkholder, late of New Alexandria, Westmoreland County, Pennsylvania, deceased, having created the **BURKHOLDER FAMILY TRUST** appointing Catherine A. Levandosky and Clifford A. Burkholder as Co-Trustees, notice is hereby given to all persons indebted to said Decedent or Trust to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Catherine A. Levandosky
Clifford A. Burkholder
3066 State Rt. 119
New Alexandria, PA 15670
PATSY A. IEZZI, JR., ESQUIRE
ATTORNEY AT LAW
140 SOUTH MAIN STREET,
SUITE 201
GREENSBURG, PA 15601
724.832.7171

24/31 Jul; 7 Aug

**IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No.: 25CJ05493**

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR HSI ASSET
SECURITIZATION CORPORATION TRUST
2006-OPT1, MORTGAGE-PASS-THROUGH
CERTIFICATES, SERIES 2006-OPT1

Plaintiff

v.

BRITTANY VAMOSI F/K/A BRITTANY
ZELENSKI, IN HER CAPACITY AS
HEIR OF RONALD L. ZELENSKI A/K/A
RONALD L. ZELENSKI, JR. A/K/A RONALD
ZELENSKI, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER RONALD L. ZELENSKI
A/K/A RONALD L. ZELENSKI, JR. A/K/A
RONALD ZELENSKI, DECEASED

Defendant(s)

NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER RONALD L. ZELENSKI A/K/A
RONALD L. ZELENSKI, JR. A/K/A
RONALD ZELENSKI, DECEASED

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

Being Premises: 425 Somers Street,
Pricedale, PA 15072, f/k/a 26 Somers Street,
Pricedale, PA 15072

Being in ROSTRAVER TOWNSHIP, County
of WESTMORELAND, Commonwealth of
Pennsylvania, 56-16-02-0-134 a/k/a 56-16-02-
0-134-00-000

Improvements consist of residential property.

Sold as the property of Ronald L. Zelenski
and Barbara A. Zelenski

Your house (real estate) at 425 Somers
Street, Pricedale, PA 15072, f/k/a 26 Somers
Street, Pricedale, PA 15072 is scheduled to be
sold at the Sheriff's Sale on November 2, 2026
at 09:00 AM, at the WESTMORELAND
COUNTY COURTHOUSE, 2 NORTH MAIN
STREET, COMMISSIONERS MEETING
ROOM, GREENSBURG, PA 15601, to
enforce the Court Judgment of \$52,011.23
obtained by, DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE FOR HSI
ASSET SECURITIZATION CORPORATION
TRUST 2006-OPT1, MORTGAGE-PASS-

THROUGH CERTIFICATES, SERIES 2006-
OPT1 (the mortgagee), against the above
premises.

**LAWYER REFERRAL SERVICE
WESTMORELAND BAR ASSOCIATION
P.O. BOX 565**

**GREENSBURG, PA 15601
TELEPHONE: (724)-834-8490
HTTPS://LRS.WESTBAR.ORG**

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

7 Aug

**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 29th
day of July, 2026, 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
KINGDOM LEADERSHIP CONSULTANTS.

7 Aug