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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 online at [www.westbar.org/attorneys](http://www.westbar.org/attorneys) or by calling 724-834-6730.*

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**FIRST PUBLICATION**

---

JOSEPH E ALSIPPI, late of Bell Township, Westmoreland County, PA

Exrx.: Lisa M.A. Randall  
PO Box 53  
New Derry PA 15671  
Atty.: Daniel J. Hewitt

---

ROBERT A BEBOUT, a/d, ROBERT ALLEN BEBOUT, late of Penn Township, Westmoreland County, PA

Exr.: Mark A Bebout  
134 Skylark Drive  
Glenshaw PA 15116  
Atty.: Tracy L Zihmer  
3244 Washington Road, Suite 210  
McMurray PA 15317

---

MARIA D BERANEK, late of Mount Pleasant Borough, Westmoreland County, PA

Admr.: Albert Beranek  
100 North Shupe St  
Mount Pleasant PA 15666  
Atty.: Paul E. Toohy

---

MARY LOUISE BERNETT, a/d, MARY L BERNETT, late of City of Latrobe, Westmoreland County, PA

Exrx.: Linda L Diorio  
203 Limberline Drive  
Greensburg PA 15601  
Atty.: Aimee R. Jim

---

EILEEN S BYERS, late of Cook Township, Westmoreland County, PA

Exrs.: Robert A Byers Jr  
241 Fry Drive  
State College PA 16801  
Lisa J Byers  
205 Homestead Lane  
Boalsburg PA 16827  
Atty.: Suzanne J. Mahady  
Mahady & Mahady

ANDREW E COPELLI JR, late of North Huntingdon Township, Westmoreland County, PA  
 Admrx.: Susan Copelli  
 13861 Marven Drive  
 North Huntingdon PA 15642  
 Atty.: Daniel P. Beisler  
 Daniel P. Beisler, Attorney At Law  
 41 Robbins Station Road  
 North Huntingdon PA 15642

---

ANTOINETTE J CUNNINGHAM, late of St Clair Township, Westmoreland County, PA  
 Exrs.: Rodney Cunningham  
 113 Ligonier St  
 New Florence PA 15944  
 Andrea E Bauer  
 2564 Glenn Abbey Place  
 Beaver Creek Twp OH 45385  
 Connie Pardee  
 145 7th St  
 New Florence PA 15944  
 Atty.: Michael W Sahlaney  
 Sahlaney Dudeck & Hochfeld Law Office  
 939 Menoher Boulevard  
 Johnstown PA 15905

---

MARLENE CZESNAKOWSKI, a/d, MARLENE P CZESNAKOWSKI, late of City of Jeannette, Westmoreland County, PA  
 Exrx.: Janine Valko  
 1483 Barry Drive  
 North Huntingdon PA 15642

---

SARAH E. DEPASQUALE, late of Hempfield Township, Westmoreland County, PA  
 Exrs.: Edward H. DePasquale  
 2023 Skyline Dr  
 Latrobe PA 15650  
 Terrance E. DePasquale  
 501 Stirrup Dr  
 Greensburg PA 15601  
 Atty.: Jessica L. Rafferty  
 Rafferty Legal

---

GERALD F EVANS, a/d, GERALD FRANKLIN EVANS SR, a/d, JERRY EVANS, a/d, GERALD F EVANS SR, late of Penn Township, Westmoreland County, PA  
 Exrx.: Jill L Fleming  
 18 Overlook Drive  
 Manor PA 15665

---

PATRICIA H FALLON, late of Municipality of Murrys ville, Westmoreland County, PA  
 Admr. c.t.a.: Michael Fallon  
 36 Rosanne Circle  
 Irwin PA 15642  
 Atty.: Tyler J Jones

---

JAMES S FETSKO, late of Hempfield Township, Westmoreland County, PA  
 Exr.: Mary M Fetsko  
 104 Half Paved Lane  
 Greensburg PA 15601  
 Atty.: Dennis B. Rafferty  
 Rafferty Legal

DONALD T GIBBON, late of Allegheny Township, Westmoreland County, PA  
 Admrx.: Eileen J Gibbon  
 289 Shaner Road  
 Leechburg PA 15656  
 Atty.: Edward C Spontak  
 310 Grant Street, Suite 3600  
 Pittsburgh PA 15219

---

JO ANN GLASSER, late of Derry Township, Westmoreland County, PA  
 Exrx.: Mary Jane Kovac  
 119 Strawcutter Road  
 Derry PA 15627  
 Atty.: Jessica L. Rafferty  
 Rafferty Legal

---

PHILIP J GRADISEK, late of Sewickley Township, Westmoreland County, PA  
 Exrx.: Florence C Gradisek  
 781 Herminie Road  
 Herminie PA 15637  
 Atty.: Peter P Cherellia

---

CARL D HUGHES, late of North Huntingdon Township, Westmoreland County, PA  
 Exrs.: Chiara N Hughes  
 1940 E Sunburst Lane  
 Tempe AZ 85284  
 Jules M Hughes  
 14244 Jane Clair Drive  
 North Huntingdon PA 15642  
 Atty.: David J DelFiandra  
 525 William Penn Place, 28th Floor  
 Pittsburgh PA 15219

---

DOROTHY J KOVAL, late of Hempfield Township, Westmoreland County, PA  
 Exr.: Stephen D Koval  
 PO Box 4251  
 Clarksburg WV 26302  
 Atty.: Robert P. Domenick  
 826 Lowry Avenue  
 Jeannette PA 15644

---

JOSEPH J LAWRENCE, a/d, JOSEPH JOHN LAWRENCE, late of Unity Township, Westmoreland County, PA  
 Exrx.: Mylee Gruss  
 259 Old Route 217  
 Derry PA 15627  
 Atty.: Ryan P Cribbs  
 Nakles and Nakles

---

PETER LEITZA, late of Derry Township, Westmoreland County, PA  
 Exr.: David P Leitza  
 507 Tucker Rd  
 New Alexandria PA 15670  
 Atty.: Diane E. Murphy

DONALD E LUPYAN, late of Derry Township, Westmoreland County, PA

Exrs.: Candice R Gaddy  
9509 Gravel Hill Road  
Woodsboro MD 21798  
Aaron J Filloy  
7497 Skippers Trace  
Oakridge NC 27310  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

---

PATRICIA LUSTER, a/d, PATRICIA ANN LUSTER, late of New Stanton Borough, Westmoreland County, PA

Exrx.: Susan Lynn Luster  
13974 Breeders Cup Drive  
Gainesville VA 20155  
Atty.: Matthew R. Schimizzi

---

PATRICIA A MAGOC, late of Washington Township, Westmoreland County, PA

Exrx.: Sharon A Misera  
1529 Pinehurst Ln  
Oakmont PA 15139

---

CARL D MARINELLI, a/d, CARL DENNIS MARINELLI, late of East Huntingdon Township, Westmoreland County, PA

Exrx.: Holly L Radford  
942 15th St, No. 204  
Holly Hill FL 32117  
Atty.: Adam J. Long  
Long & Long

---

ROBERT L MARKFERDING, a/d, ROBERT LEO MARKFERDING, late of Municipality of Murrys ville, Westmoreland County, PA

Exrx.: Mary Jane Haller  
871 Newport Dr  
Pittsburgh PA 15234  
Atty.: Robert C Tourek  
2559 Brandt School Rd, Ste 202  
Wexford PA 15090

MARK J MORRISON, late of City of Latrobe, Westmoreland County, PA

Exr.: R.J. Morrison  
5709 N Polk Drive  
Kansas City MO 64151  
Atty.: L. Christian DeDiana

---

SALLIE JEAN NELSON, late of Rostraver Township, Westmoreland County, PA

Exr.: William E Nelson  
735 Sandstone Way  
Belle Vernon PA 15012  
Atty.: Sheryl R Heid  
4 North Beeson Blvd  
Uniontown PA 15401

---

EDI E NESMITH, a/d, EDI ELLEN NESMITH, late of New Florence Borough, Westmoreland County, PA

Exr.: Richard Nesmith Jr  
1851 N Green Valley Parkway 1312  
Henderson NV 89074  
Atty.: Kim R. Houser  
Mears, Smith, Houser & Boyle, P.C.

---

SARAH L NOVAK, late of Derry Township, Westmoreland County, PA

Exr.: Francis Thompson  
617 Spring Street  
Latrobe PA 15650  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

---

DOROTHY K PATOSKY, a/d, DOROTHY PATOSKY, late of Penn Township, Westmoreland County, PA

Exr.: David J Patosky  
1002 Bouquet Creek Ct  
Jeannette PA 15644

---

MICHAEL J PERETTO, a/d, MICHAEL PERETTO, a/d, MICHAEL JAMES PERETTO, late of Municipality of Murrys ville, Westmoreland County, PA

Admrx.: Cynthia A Peretto  
3650 Hills Church Road  
Export PA 15632  
Atty.: Craig E Frischman  
Frischman & Rizza, PC  
7300 Penn Ave  
Pittsburgh PA 15208

SHIRLEY PETERS, a/d, SHIRLEY RAE PETERS, late of  
Municipality of Murrysville, Westmoreland County, PA  
Exrx.: Naomi Peters  
2898 Sunset Circle  
Export PA 15632  
Atty.: W Robert Arment  
3950 William Penn Highway, Suite 5  
Murrysville PA 15668

---

PHILIP J REILLY, a/d, PHILIP J REILLY JR, late of South  
Huntingdon Township, Westmoreland County, PA  
Exrx.: PNC Bank N.A  
300 Fifth Ave, 31st Floor  
Pittsburgh PA 15222  
Atty.: Leslie J. Mlakar

---

THEODORE A RIMMEL, a/d, THEODORE A RIMMEL SR,  
late of Loyalhanna Township, Westmoreland County, PA  
Exrx.: Dean A Sheffler Jr  
2252 Rte. 981  
New Alexandria PA 15670  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

---

JOHN RUSSELL, a/d, JOHN GREGORY RUSSELL, a/d,  
JOHN G RUSSELL, late of Rostraver Township,  
Westmoreland County, PA  
Exrx.: Carl E. Russell Jr.  
1231 Lady's Island Drive, Condo 235  
Port Royal SC 29935

---

JONI S RUSSELL, late of West Newton Borough,  
Westmoreland County, PA  
Exrx.: Janet T Seman  
1213 Brownstown Road, Apt 1  
Larimer PA 15647  
Atty.: Ryan P Cribbs  
Nakles and Nakles

---

MARY E SABO, late of North Huntingdon Township,  
Westmoreland County, PA  
Admr.: Russell Sabo  
14514 Michael Drive  
North Huntingdon PA 15642  
Atty.: David A. Colecchia  
Law Care

---

LAWRENCE A SABOL JR, late of Penn Township,  
Westmoreland County, PA  
Exrx.: Lisa Sabol  
1054 Moria Ct  
Claridge PA 15623  
Atty.: James M Duffy  
Myers Duffy Dansak & Clegg

---

DAVID HENRY SAMUEL, a/d, DAVID H SAMUEL, late of  
Unity Township, Westmoreland County, PA  
Exrx.: Theresa Samuel  
3004 Belvoir Oval  
Greensburg PA 15601  
Atty.: Christina M Dubosky

LOIS R SCHLANGER, a/d, LOIS SCHLANGER, late of  
Penn Township, Westmoreland County, PA  
Exrx.: Diane L Aducci  
72 Lakeridge Drive  
Greensburg PA 15601  
Atty.: William J. McCabe  
DeBernardo Antoniono McCabe & Davis

---

ESTHER J SHERBONDY, late of West Newton Borough,  
Westmoreland County, PA  
Exrx.: Wendy K Cameron  
1419 Mt Pleasant Rd  
West Newton PA 15089  
Atty.: Bradley Allen King  
King Legal Group

---

JOHN D SHUSTERIC SR, late of Penn Township,  
Westmoreland County, PA  
Exrx.: John D Shusteric Jr  
627 Sandy Hill Road  
Irwin PA 15642  
Atty.: Rebecca A Brammell  
Brammell Law PC

---

DOLORES O SIMKOVIC, late of North Huntingdon  
Township, Westmoreland County, PA  
Exrx.: Mark L Simkovic  
620 Park Avenue  
New Cumberland PA 17070  
Atty.: Tyler J Jones

---

LOIS J STALLARD, late of Washington Township,  
Westmoreland County, PA  
Exrx.: Sandra B Inghram  
403 Eagle Lane  
Apollo PA 15613  
Atty.: Jennifer Enciso  
322 North Shore Dr  
Pittsburgh PA 15212

---

JOHN A THOMAS SR, a/d, JOHN ARTHUR THOMAS, a/d,  
JOHN THOMAS, late of East Huntingdon Township,  
Westmoreland County, PA  
Admrx.: Ruth E Kozemchak  
1229 High St  
Bradenville PA 15620

---

KARLENE P YESHO, a/d, KARLENE JANE YESHO, late of  
Hempfield Township, Westmoreland County, PA  
Exrx.: Richard P Yesho  
706 Reynolds Street  
Youngwood PA 15697  
Atty.: L. Christian DeDiana

---

## SECOND PUBLICATION

---

MARIE ANTONIONO, a/d, MARIE J ANTONIONO, late of  
City of Lower Burrell, Westmoreland County, PA  
Exrx.: Martha E Matarrese  
429 Glenmore Street  
New Kensington PA 15068  
Atty.: James R Antoniono

---

AUDREY M. BATH, late of Derry Township, Westmoreland  
County, PA  
Exrx.: Donna Ambrose  
184 Bus Garage Rd  
Greensburg PA 15601  
Atty.: Matthew A. Curiale  
Law Office of Matthew A. Curiale

---

ZACHARY SHAWN BRADLEY, a/d, ZACHARY S  
BRADLEY, late of New Alexandria Borough,  
Westmoreland County, PA  
Admrx.: Tricia E Bradley  
400 Ridge Ave  
East Pittsburgh PA 15112  
Atty.: Richard J Catalano  
468 Lincoln Highway  
North Versailles PA 15137

---

MARILYN KAY CRYSTALOSKI, a/d, MARILYN K  
CRYSTALOSKI, a/d, MARILYN E CRYSTALOSKI, late of  
Hempfield Township, Westmoreland County, PA  
Admrx.: Terry J Crystaloski  
313 Blue Sky Ln  
Greensburg PA 15601  
Atty.: Brian P. Cavanaugh  
Turin DeMatt & Cavanaugh PC

---

VERONICA E DONOVAN, a/d, VERONICA DONOVAN, a/d,  
VERONICA ELEANOR DONOVAN, late of Vandergrift  
Borough, Westmoreland County, PA  
Exrs.: Robert H Swarmer III  
173 Hillview Manor Road  
Leechburg PA 15656  
Falicia A Ruggeri  
278 Sherman Avenue  
Vandergrift PA 15690  
Atty.: Larry D. Loperfido  
Geary, Loperfido & Generelli, LLC

MARIANNE ALMA ERNHART, a/d, MARIANNE C  
ERNHART, late of City of Greensburg, Westmoreland  
County, PA

Admrx.: David C Ernhart  
327 Chestnut St  
Jeannette PA 15644  
Atty.: David M Glad

---

LUCY FULCHER, a/d, LUCY MAE FULCHER, late of  
Municipality of Murrysburg, Westmoreland County, PA

Admrx. c.t.a.: Richard A Fulcher Jr  
1635 Woodvale Drive  
Charleston WV 25314  
Atty.: Jacob M Fabian  
Coulter & May PC  
3824 Northern Pike, Suite 801B  
Monroeville PA 15146

---

JOHN D GERKEN, late of Manor Borough, Westmoreland  
County, PA

Admrx.: Janet Gerken  
426 Manor Harrison City Road  
Harrison City PA 15636  
Atty.: Tyler J Jones

---

KATHLEEN HAYS, a/d, KATHLEEN A HAYS, late of Derry  
Township, Westmoreland County, PA

Exrcs.: Donna P Enos  
3250 Ridgeway Drive  
Greensburg PA 15601  
Amy L Keim  
1008 Valleyview Drive  
Latrobe PA 15650  
Atty.: Leslie J. Uncapher  
Uncapher Uncapher and Fox

---

GLORIA KAUT, a/d, GLORIA J KAUT, late of Hempfield  
Township, Westmoreland County, PA

Exrx.: Gladys Lint  
107 Notch Lane, PO Box 216  
Wendel PA 15691  
Atty.: Mario Santilli Jr  
Dentons Cohen & Grigsby P.C.  
625 Liberty Ave 7th Floor  
Pittsburgh PA 15222-3152

PAUL KERNA, late of Penn Township, Westmoreland County, PA

Exrx.: Carol L Martini  
4092 Route 130  
Irwin PA 15642  
Atty.: Leslie J. Mlakar  
Avolio Law Group LLC

---

SOPHIE C KOCAN, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Janet Kocan  
138 Rosewood Avenue  
Mount Pleasant PA 15666  
Atty.: Gary J Frankhouser  
107 East Main Street  
Uniontown PA 15401

---

DONALD E KRINOCK, late of Ligonier Township, Westmoreland County, PA

Admr.: Edward N Krinock  
211 Center Street  
Bradenville PA 15620  
Atty.: George V. Welty  
Welty & Welty LLP

---

CHARLES F LEEPER, a/d, CHARLES FRANCIS LEEPER, late of East Huntingdon Township, Westmoreland County, PA

Exrs.: Rex C Leeper  
142 Cummings Road  
Acme PA 15610  
Randy B Leeper  
250 Harr Road  
Acme PA 15610  
Atty.: Douglas J. Welty  
Welty & Welty LLP

---

GEORGE R MCCULLOUGH, late of Ligonier Township, Westmoreland County, PA

Exr.: George F McCullough  
4 Lazy F Ranch  
Jackson Hole WY 83001  
Atty.: Matthew M Jacob  
Jacob Law Associates PA  
20 Cedar Boulevard - Suite 405  
Pittsburgh PA 15228

---

DAVID J PORVAZNIK, a/d, DAVID PORVAZNIK, a/d, DAVID JOSEPH PORVAZNIK, late of Hempfield Township, Westmoreland County, PA

Admr.: David A Porvaznik  
209 Celeste Ct  
Latrobe PA 15650  
Atty.: Lloyd A Welling  
Birmingham Towers Suite 302, 2100 Wharton Street  
Pittsburgh PA 15203

---

JOYCE A PURUCKER, late of Penn Township, Westmoreland County, PA

Exrs.: Peter L Purucker  
10641 Bellview Drive  
North Huntingdon PA 15642  
Christina R Thomas  
11211 Mockingbird Drive  
North Huntingdon PA 15642  
Atty.: Maureen Kroll

RUTH J SHOTTS, late of Hempfield Township, Westmoreland County, PA

Admr.: David W Shotts Jr  
400 Harrison Avenue  
Jeannette PA 15644  
Atty.: Harry R Ruprecht  
445 Fort Pitt Boulevard, Suite 400  
Pittsburgh PA 15219

---

LAURETTA B. STANLEY, late of South Huntingdon Township, Westmoreland County, PA

Admrx.: Michelle Lynn Stanley-Joyce  
423 Huntingdon Rd, PO Box 212  
Yukon PA 15698  
Atty.: Henry L. Moore

---

THOMAS S STEPANSKY, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Denise R Hare  
2550 Bluestem Court  
Morris IL 60450  
Atty.: Marvin D. Snyder Jr.  
Snyder & Snyder Attorneys at Law PLLC

---

ALFRED PHILLIP TOFANI, a/d, ALFRED P. TOFANI JR., late of New Stanton Borough, Westmoreland County, PA

Exr.: Phillip A. Tofani  
280 Salem Church Road  
Belle Vernon PA 15012  
Atty.: Timothy A. Fedele

---

JOHN M TOT, a/d, JOHN TOT, a/d, JOHN MICHAEL TOT, late of Sutersville Borough, Westmoreland County, PA

Exrcs.: Janet Baker  
1061 Old Hills Road  
McKeesport PA 15135  
Lisa Childers  
6229 Roslyn Street  
McKeesport PA 15135

---

KATHLEEN A VANDERWEELE, a/d, KATHLEEN ANNE VANDERWEELE, late of Washington Township, Westmoreland County, PA

Exr.: Eric P Vanderweele  
144 Guenther Lane  
Apollo PA 15613  
Atty.: Jacob M Fabian  
Coulter & May PC  
3824 Northern Pike, Suite 801B  
Monroeville PA 15146

---

NICHOLAS W. ZEDICK, late of Derry Township, Westmoreland County, PA

Admrx.: Beverly Ann Arbore  
160 Highland Ridge Rd  
Washington PA 15323  
Atty.: Keegan E. Miller  
Bononi & Company, PC

---

### THIRD PUBLICATION

---

GEORGE E ANESTIS, late of Washington Township,  
Westmoreland County, PA  
Exr.: Alexandria L Anestis  
431 Jackson Drive  
Apollo PA 15613

---

JOHN G BELLI, late of City of Lower Burrell, Westmoreland  
County, PA  
Admrx.: Rachel A Belli-Little  
209 Eastern Drive  
Lower Burrell PA 15068  
Atty.: Richard A. Bruni

---

ROBERT P BOZZONE, a/d, ROBERT PETER BOZZONE,  
late of City of Lower Burrell, Westmoreland County, PA  
Exr.: Jonathan J Hirtle  
140 Brooke Farm Road  
Saint Davids PA 19087  
Atty.: Lance A Whiteman  
1001 Liberty Avenue, Suite 1150  
Pittsburgh PA 15222

---

AGNES V BRACCO, a/d, AGNES V SHOENTHAL, late of  
Municipality of Murrysville, Westmoreland County, PA  
Exr.: Margaret Young  
3084 E Blackhawk Drive  
Gilbert AZ 85298

---

LANA S BURRELL, a/d, LANA SUE BURRELL, late of  
Hempfield Township, Westmoreland County, PA  
Exr.: Delmor L Burrell  
816 Westgate Drive  
Pittsburgh PA 15241  
Atty.: Tyler J Jones

---

JAMES CICCONE, a/d, JAMES CICCONE SR, late of City  
of Latrobe, Westmoreland County, PA  
Exr.: James Ciccone Jr  
833 Industrial Blvd  
Loyalhanna PA 15661  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

---

STEPHANIE A. CIESIELSKI, a/d, STEPHANIE ANN  
CIESIELSKI, late of City of New Kensington,  
Westmoreland County, PA  
Exr.: Richard C. Ciesielski  
2465 Fortson Road  
Fortson GA 31808  
Atty.: William T Woncheck  
1625 Union Avenue, Suite 5  
Natrona Heights PA 15065

---

ELIZABETH LOUISE CRAWN, late of City of New  
Kensington, Westmoreland County, PA  
Admrs.: John Crown  
808 Locust St Extension  
New Kensington PA 15068  
Karen Cooper  
808 Locust St Extension  
New Kensington PA 15068  
Atty.: Latisha B Schuenemann  
Barley Snyder, LLP  
2755 Century Blvd  
Wyoissing PA 19610

---

CHRISTOPHER J DOMINICK SR, late of Unity Township,  
Westmoreland County, PA  
Admr.: Christopher Dominick Jr  
105 Wil-L-Be Lane  
Latrobe PA 15650  
Atty.: Robert P. Domenick  
826 Lowry Avenue  
Jeannette PA 15644

---

JOANNE DRABIK, late of North Huntingdon Township,  
Westmoreland County, PA  
Admr.: John Drabik  
14025 Ridge Rd  
North Huntingdon PA 15642  
Atty.: Eric J Randolph  
Law Office of Eric J Randolph  
1870 A Homeville Rd PO Box 335  
West Mifflin PA 15122

---

DAVID P EILER, a/d, DAVID PAUL EILER, late of  
Loyalhanna Township, Westmoreland County, PA  
Exrx.: Julie L Eiler  
840 Robin Road  
Slickville PA 15684  
Atty.: Scott A Fatur  
43 Greensburg Street, Suite C  
Delmont PA 15626

---

JOSEPH T ELBICKI SR, a/d, JOSEPH ELBICKI, a/d,  
JOSEPH T ELBICKI, late of City of New Kensington,  
Westmoreland County, PA  
Exrx.: Janean M Elbicki  
107 Loretta Ln  
New Kensington PA 15068  
Atty.: Charles J Jacques III  
2125 Freepport Road  
Natrona Heights PA 15065

---

DONNA J HANSCOM, late of North Huntingdon Township,  
Westmoreland County, PA  
Admr. & Atty.: Andrew M Kuzma  
Kuzma Law Group PC  
200 N. 2nd Avenue  
Elizabeth PA 15037

---

LAWRENCE W JACOBS, late of Sewickley Township,  
Westmoreland County, PA  
Admrx.: Donna Peak  
2679 Brownstone Circle  
Williamsburg VA 23185  
Atty.: Colleen D Bratkovich  
4500 Walnut Street  
McKeesport PA 15132

VICTORIA A. JEANNETTE, late of Municipality of Murrysville, Westmoreland County, PA  
 Exr.: Anthony T. Jeannette  
 2911 Jones Farm Court  
 Export PA 15632  
 Atty.: Wesley T. Long  
 Long & Long

---

RUTH A JUDGE, late of Washington Township, Westmoreland County, PA  
 Exrx.: Jennifer Judge Kapusta  
 200 Echo Ridge Road  
 Apollo PA 15613  
 Atty.: Barbara J. Christner  
 Ward & Christner, P.C.

---

DONALD F LEIGHTY, a/d, DONALD FRANK LEIGHTY, late of East Huntingdon Township, Westmoreland County, PA  
 Exrs.: Joseph F Leighty  
 204 Orchard Ave  
 Scottdale PA 15683  
 Donald L Leighty  
 251 Hornertown Rd  
 Scottdale PA 15683  
 Atty.: David G. Petonic

---

DOROTHY M MATOR, a/d, DOROTHY MAE MATOR, late of City of New Kensington, Westmoreland County, PA  
 Exr.: John J Mator II  
 5031 South Pioneer Road  
 Gibsonia PA 15044  
 Atty.: Philip D Luciano II  
 Abernethy & Hagerman, LLC  
 4927 William Flinn Hwy  
 Allison Park PA 15101

---

JAMES M MILLER, a/d, JIM MILLER, a/d, JIM M MILLER, late of Unity Township, Westmoreland County, PA  
 Admr.: Lorraine A Miller  
 123 M and M Lane  
 Latrobe PA 15650  
 Atty.: Donald C Rega  
 Latrobe Law Associates, LLC  
 206 Weldon Street  
 Latrobe PA 15650

---

MARY ANGELA MINARDI, late of City of Monessen, Westmoreland County, PA  
 Admr.: Breane Minardi  
 4 Huston Street  
 Monessen PA 15062  
 Atty.: Kathleen A. Gustine  
 PO Box 250  
 Venetia PA 15367

---

JAMES A MONTGOMERY SR, late of Penn Township, Westmoreland County, PA  
 Exr.: Brian S Montgomery  
 503 Cherry Dr  
 Trafford PA 15085  
 Atty.: Rebecca A Brammell  
 Brammell Law PC

DENNIS MAURICE MOOG JR, a/d, DENNIS MOOG JR, a/d, DENNIS MOOG, a/d, DENNIS M MOOG JR, late of City of Jeannette, Westmoreland County, PA  
 Admr.: George J Moog  
 1015 Pine Street  
 Jeannette PA 15644  
 Atty.: Robert J. Specht  
 Morocco Morocco & Specht PC

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MARSHA C MYERS, a/d, MARSHA COLLEEN MYERS, late of City of Greensburg, Westmoreland County, PA  
 Exrx.: Sharon M Falk  
 4602 Briardale Street  
 San Antonio TX 78217

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GEORGE E NALEVANKO, late of Salem Township, Westmoreland County, PA  
 Exrx.: Gina Nalevanko  
 1221 Beaver Run Road  
 Greensburg PA 15601  
 Atty.: Britanni R Hassen  
 Kontos Mengine Law Group  
 603 Stanwix St Two Gateway Center Suite 1228  
 Pittsburgh PA 15222

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JOSIAH JAMES PASTORIES, a/d, JOSIAH PASTORIES, a/d, JOSIAH J PASTORIES, late of North Huntingdon Township, Westmoreland County, PA  
 Admr.: Lisa M Pastories  
 12230 Roth Dr  
 North Huntingdon PA 15642

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MICHAEL GENE PHILLIPS, a/d, MICHAEL PHILLIPS, a/d, MICHAEL G PHILLIPS, late of Unity Township, Westmoreland County, PA  
 Exrx.: Karen S Phillips  
 110 Mountain View Heights  
 Greensburg PA 15601  
 Atty.: Lawrence F Becker III  
 121 West Second Street  
 Greensburg PA 15601

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DONALD F RIVARDO, a/d, FRANK D RIVARDO, a/d, FRANK RIVARDO, a/d, FRANK DONALD RIVARDO, a/d, DONALD FRANK RIVARDO, late of Municipality of Murrysville, Westmoreland County, PA  
 Exrs.: Mark G Rivardo  
 127 Kimberly Drive  
 Latrobe PA 15650  
 Karen A Slepoy  
 149 Southern Breeze Drive  
 Minneola FL 34715  
 Atty.: Scott A Fatur  
 43 Greensburg Street, Suite C  
 Delmont PA 15626

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GEORGE T ROADMAN, late of Mount Pleasant Township, Westmoreland County, PA  
 Exrx.: Debbie A Shaffer  
 300 Mount Joy Road  
 Mount Pleasant PA 15666



BARBARA C SIMMS, a/d, BARBARA CATHERINE SIMMS,  
late of Unity Township, Westmoreland County, PA  
Exr.: Robert J Simms  
24 Fort Palmer Estate Rd  
Ligonier PA 15658  
Atty.: Jessica L. Rafferty  
Rafferty Legal

WILLIAM H SNYDER II, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exr.: Sarah J Shorthouse  
5440 Fifth Avenue, Apt 41  
Pittsburgh PA 15232  
Atty.: Daniel P Johnson  
420 Fort Duquesne Boulevard, 16th Floor  
Pittsburgh PA 15222

BARBARA S STOMBAUGH, late of Washington Township,  
Westmoreland County, PA  
Exr.: Shawn D Witkowski  
11046 Azalea Drive  
Pittsburgh PA 15235  
Atty.: John W Ament

ALICE E SUSA, a/d, ALICE SUSA, a/d, ALICE ELIZABETH  
SUSA, late of Unity Township, Westmoreland County, PA  
Exr.: Jeffrey A Susa  
408 Hawthorne Street  
Greensburg PA 15601  
Atty.: Thomas W. Smith  
Mears, Smith, Houser & Boyle, P.C.

HEATHER L TARBUCK, a/d, HEATHER LYNN TARBUCK,  
late of Manor Borough, Westmoreland County, PA  
Exr.: Michael Tarbuck  
310 Rowe Rd  
Harrison City PA 15636  
Atty.: John W Ament

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## LEGAL NOTICES

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### 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 28th day of June, 2024, 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 **THUNDER'S DOG TAG, INC.**

Maria V. Rossi, Esquire  
Rothman Gordon  
310 Grant Street - Third Floor  
Pittsburgh, PA 15219  
(412) 338-1184

19 Jul

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### NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c)

**NOTICE** is hereby given of the administration of the **DONALD R. McCLINTOCK AND BERNADETTE E. McCLINTOCK LIVING TRUST dated December 15, 1997, most recently amended and restated on March 3, 2021.** DONALD R. McCLINTOCK, grantor of the trust, of the Township of Dunbar, County of Westmoreland, Commonwealth of Pennsylvania, died June 16, 2024. All persons having claims against Donald R. McClintock are requested to make known the same to the trustees or attorney named below. All persons indebted to Donald R. McClintock are requested to make payment without delay to the trustee or attorney named.

Mary M. McClintock  
PO Box 162  
Sewickley, PA 15143

or to

Matthew F. Schwartz, Esq.  
Schwartz Montoya Legal, LLC,  
Attys.  
2212 Murray Avenue  
Pittsburgh, PA 15217

19/26 Jul; 2 Aug

**FICTITIOUS NAME REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 18, 2024, for **ABEL INSTALLATIONS** with a principal place of business located at 285 Stoney Hill Rd., New Kensington, PA 15068 in Westmoreland County. The individual interested in this business is Kyle Thorpe, also located at 285 Stoney Hill Rd., New Kensington, PA 15068. This is filed in compliance with 54 Pa.C.S. 311.

19 Jul

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**CHANGE OF NAME NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA

No. 1862 of 2024

In re: Petition of Sophianna Lee Slater for  
change of name to Sophianna Lee Slesky

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 1 day of August, 2024, at 9:30 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.

19 Jul

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**SHERIFF SALES**

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

**TUESDAY, SEPTEMBER 3, 2024**

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 SEPTEMBER 13, 2024 (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 SEPTEMBER 3, 2024 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

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1.  
Property of: Robert C. Buccigrossi and Colleen F. Buccigrossi, his wife  
Execution No.: 19CJ01033  
Judgment Amt.: \$60,718.83  
Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611  
ALL the right, title, interest and claim of: Robert C. Buccigrossi and Colleen F. Buccigrossi, his wife of in and to:  
City of Latrobe; 216 Garfield Road, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; DBV 700 PG # 2573  
TAX MAP# 15-03-05-0-020

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2.  
Property of: The Estate of Nancy Kromka  
Execution No.: 5408 of 2019  
Judgment Amt.: \$305,744.59\*  
\* Plus per diem interest, escrow advances, and costs of collection, including reasonable attorney

fees, title fees, property valuation fees, property inspection fees, property maintenance fees, and costs, accruing from April 24, 2024, through the date of sheriff's sale

Attorney: Roger Fay, Esquire; ID No.: 315987, Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054

ALL the right, title, interest and claim of: The Estate of Nancy Kromka of in and to:

Greensburg City; 148 Crooked Run Road, Greensburg, PA 15601; A Residential Dwelling; 200311200093213

TAX MAP# 57-18-00-0-086

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3.

Property of: ALBERTA G. WELKER AND DAWN L. SHAFER AND BRUCE A. SHAFER

Execution No.: 20CJ01466

Judgment Amt.: \$176,940.03

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

ALL the right, title, interest and claim of: ALBERTA G. WELKER AND DAWN L. SHAFER AND BRUCE A. SHAFER of in and to:

TOWNSHIP OF EAST HUNTINGDON; RD 1 BOX 499B, A/K/A 147 REGENCY LANE, A/K/A 149 REGENCY LANE,, A/K/A 155 REGENCY LANE, A/K/A 161 REGENCY LANE A/K/A 1182 CHAINTOWN ROAD, SCOTTDAL, PA 15683; A RESIDENTIAL DWELLING; 200408060047778

TAX MAP# 47-16-00-0-031

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4.

Property of: Dale R. Smith and Charmaine P. Smith a/k/a Charmine P. Smith

Execution No.: 3787 OF 2020

Judgment Amt.: \$80,979.83

Attorney: Matthew G. Brushwood, Esquire

ALL the right, title, interest and claim of: Dale R. Smith and Charmaine P. Smith a/k/a Charmine P. Smith of in and to:

East Huntingdon Township; 1347 Water St, Alverton, Pennsylvania 15612; 2-story dwelling, detached garage, mobile home and stable; INSTRUMENT #: 200212120080967

TAX MAP# 47-10-00-0-072

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5.

Property of: Bruce Charles Crivaro and Mary V. Crivaro

Execution No.: 22CJ01559

Judgment Amt.: \$345,191.07

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: Bruce Charles Crivaro and Mary V. Crivaro of in and to:

Upper Burrell Township; 195 Hartge Road, New Kensington, PA 15068; 0.00; Residential Dwelling; DEED INSTRUMENT # 201502090003735; MORTGAGE INSTRUMENT # 201501020000130

TAX MAP# 62-05-00-0-248

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6.

Property of: Alan Hranko & Carolyn Hranko, Married

Execution No.: 3332 of 2022

Judgment Amt.: \$46,373.48

Attorney: Danielle Johnson, Esquire, 1628 John F. Kennedy Blvd., Suite 1810, Philadelphia, PA 19103, (212) 471-5100

ALL the right, title, interest and claim of: Alan Hranko and Carolyn Hranko of in and to:

MUNICIPALITY OF MURRYSVILLE; 3629 LOGAN FERRY ROAD, MURRYSVILLE, PA 15668; .4130; RESIDENTIAL; DEED INSTRUMENT # 200302030008894

TAX MAP# 49-10-09-0-040

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7.

Property of: MICHAEL A. DUDURICH

Execution No.: 22CJ03344

Judgment Amt.: \$92,197.53

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, Nicole Rizzo, Esquire ID No. 332712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: ANN S. DUDURICH AND MICHAEL A. DUDURICH of in and to:

UNITY TOWNSHIP; 3011 HARCOURT DRIVE GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200804230016744

TAX MAP# 61-12-06-0-067

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8.

Property of: BETH A. CALDWELL

Execution No.: 22CJ04106

Judgment Amt.: \$107,944.36

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

ALL the right, title, interest and claim of: BETH A. CALDWELL of in and to:

City of Greensburg; 554 Sells Lane aka 554 Sells Ln Greensburg, PA 15601; LT 9 HSE; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #200604260019260

TAX MAP# 10-04-08-0-094

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9.

Property of: EARL HENKEL AKA EARL H. HENKEL, JR AKA EARL HENKEL, JR and MALINDA HENKEL

Execution No.: 22CJ04201

Judgment Amt.: \$27,471.85

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

ALL the right, title, interest and claim of: EARL HENKEL AKA EARL H. HENKEL, JR AKA EARL HENKEL, JR and MALINDA HENKEL of in and to:

TOWNSHIP OF MOUNT PLEASANT; 138 East Smithfield Street Mount Pleasant, PA 15666 138 East Smithfield Street Mount Pleasant, PA 15666; LT 414 415 419-421 HSE GAR; A RESIDENTIAL DWELLING; Book 3734 Page 128

TAX MAP# 53-20-04-0-014

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10.

Property of: ASHLEY AITKEN AND MATTHEW GRIBBIN

Execution No.: 4487 OF 2022

Judgment Amt.: \$150,340.20

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

ALL the right, title, interest and claim of: ASHLEY AITKEN AND MATTHEW GRIBBIN, of in and to:

MUNICIPALITY OF MURRYSVILLE; LOT NO. 516 - BEL AIRE MANOR PLAN NO. 5, PLAN BOOK VOLUME 48, PAGE 81. 118 BUENA VISTA DRIVE, DELMONT, PA 15626; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #2017-05110015368

TAX MAP# 49-21-07-0-020

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11.

Property of: BOBBIE J. KOFFMAN and ADAM L. KOFFMAN

Execution No.: 22CJ04681

Judgment Amt.: \$186,088.29

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

ALL the right, title, interest and claim of: BOBBIE J. KOFFMAN and ADAM L. KOFFMAN of in and to:

Township of Loyalhanna; 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681; LOT 263; A RESIDENTIAL DWELLING; INSTRUMENT #200504280020337

TAX MAP# 52-09-05-0-039, 52-09-05-0-042, 52-09-05-0-035

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12.

Property of: ESTATE OF CINDY LINT GRIFFIN SPECIAL NEEDS TRUST OR KNOWN AND UNKNOWN HEIRS OF CINDY GRIFFIN

Execution No.: 63 of 2023

Judgment Amt.: \$78,283.99

Attorney: MICHELLE L. PIERRO 1500 One PPG Place Pittsburgh, PA. 15222

ALL the right, title, interest and claim of: ESTATE OF CINDY LINT GRIFFIN SPECIAL NEEDS TRUST OR KNOWN AND UNKNOWN HEIRS OF CINDY GRIFFIN of in and to:

Mount Pleasant Township; 251 High Street, Mount Pleasant, Pa. 15666; A residential dwelling; DEED INSTRUMENT # 201201240003551

TAX MAP# 53-15-11-0-032

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13.

Property of: Samuel T. Elder and Kelly N Elder

Execution No.: 394 OF 2023

Judgment Amt.: \$64,599.43

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

ALL the right, title, interest and claim of: Samuel T. Elder and Kelly N Elder of in and to:

City of Greensburg; 347 Harrison Avenue Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 201608230026854

TAX MAP# 10-02-15-0-071

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14.

Property of: Kenneth E. Johnston

Execution No.: 23CI00916

Judgment Amt.: \$94,109.82

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: Kenneth E. Johnston of in and to:

Derry Boro; 429 W 1st Avenue, Derry, PA 15627; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200503300014734

TAX MAP# 06-01-13-0-082

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15.

Property of: Zachary L. Riffer

Execution No.: 23CI00921

Judgment Amt.: \$29,378.53

Attorney: Jacob L. Wertz, Esquire 200 Eagle Road, Suite 120, Wayne, PA 19087 (484)-367-4191

ALL the right, title, interest and claim of: Zachary L. Riffer of in and to:

Borough of Vandergrift; 139 Custer Avenue, Vandergrift, PA 15690; Residential Dwelling; DEED INSTRUMENT # 201006180020876

TAX MAP# 37-01-06-0-045

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16.

Property of: The Unknown Heirs of Judith L. Bengel

Execution No.: 23CJ01285

Judgment Amt.: \$71,738.65

Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: The Unknown Heirs of Judith L. Bengel of in and to:

City of Greensburg; 315 George Street, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; DBV: 2159 and Page 864

TAX MAP# 10-02-16-0-033

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17.

Property of: George H. Thimons and Diane Thimons

Execution No.: X1320 of 2023

Judgment Amt.: \$42,629.06

Attorney: Mark F. McKenna, Esquire, 220 Grant Street, 6th Floor, Pittsburgh, PA 15219, 412-471-6226

ALL the right, title, interest and claim of: George H. Thimons and Diane Thimons of in and to:

Allegheny Township; 807 Montclair Drive, New Kensington, PA 15068; A Residential Dwelling; DBV 3183, PG. 077

TAX MAP# 42-11-08-0-051

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18.

Property of: Gary R. Boyle and Diane M. Boyle, husband and wife

Execution No.: 1432-2023

Judgment Amt.: \$313,133.13

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: HEATHER LEE BOYLE, AS EXECUTRIX TO THE ESTATE OF DIANE BOYLE, DECEASED of in and to:

MUNICIPALITY OF MURRYSVILLE; 103 SANDUNE DRIVE, MURRYSVILLE, PA 15668; A RESIDENTIAL DWELLING; Deed Book Volume 3343, Page 031

TAX MAP# 49-06-09-0-055

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19.

Property of: Jan Johnson

Execution No.: 1471 of 2023

Judgment Amt.: \$204,200.81

Attorney: DWaldmanlaw, P.C., 4900 Carlisle Pike #182, Mechanicsburg, PA 17050

ALL the right, title, interest and claim of: Jan Johnson of in and to:

City of Greensburg; 558 West Newton Street, Greensburg, PA 15601; Lot No. 13; Residential property. INSTRUMENT #: 200504270020122

TAX MAP# 10-04-02-0-381

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20.

Property of: UNKNOWN HEIRS OF JOHN MCCULLOUGH AKA JOHN CARROLL MCCULLOUGH AKA JOHN C. MCCULLOUGH

Execution No.: 23CJ02221

Judgment Amt.: \$43,498.22

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

ALL the right, title, interest and claim of: UNKNOWN HEIRS OF JOHN MCCULLOUGH AKA JOHN CARROLL MCCULLOUGH AKA JOHN C. MCCULLOUGH of in and to:

TOWNSHIP OF UPPER BURRELL; 6225 Schafer Drive New Kensington, PA 15068; HSE; A RESIDENTIAL DWELLING; Book 2733 Page 325

TAX MAP# 62-05-00-0-082

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21.

Property of: DIANE WALZ ANTHONY J. WALZ and UNKNOWN HEIRS OF ANTHONY J. WALZ

Execution No.: 23CJ02648  
 Judgment Amt.: \$105,391.75  
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
 ALL the right, title, interest and claim of: DIANE WALZ ANTHONY J. WALZ and UNKNOWN HEIRS OF ANTHONY J. WALZ of in and to:  
 Export Borough; 7426 Ringertown Road Export, PA 15632; LOT HSE; A RESIDENTIAL DWELLING; INSTRUMENT #2200509080047319  
 TAX MAP# 49-16-12-0-048

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22.

Property of: Candice J. Stewart a/k/a Candice J. Raymond  
 Execution No.: 23CJ02776  
 Judgment Amt.: \$100,532.21  
 Attorney: William E. Miller, 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

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23.

Property of: Maegan M. Susa, in her capacity as Administratrix of the Estate of Betty J. Cirigliano a/k/a Betty Jean Cirigliano, Deceased and Unknown Heirs, et al.  
 Execution No.: 23CI02906  
 Judgment Amt.: \$74,947.90  
 Attorney: Nicole M. Francese, 200 Eagle Road, Suite 120, Wayne, PA 19087, (484) 367-4191  
 ALL the right, title, interest and claim of: Maegan M. Susa, in her capacity as Administratrix of the Estate of Betty J. Cirigliano a/k/a Betty Jean Cirigliano, Deceased and Unknown Heirs, et al. of in and to:  
 Borough of Hyde Park; 430 Second Street, Hyde Park, PA 15641; 0.00; Residential Dwelling; DEED INSTRUMENT # 201102100005421 (OR DBV,PG) 1100/5421  
 TAX MAP# 12-01-16-0-063

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24.

Property of: Gladys M. Dye, now deceased, and Timothy P. Dye  
 Execution No.: 2968 OF 2023  
 Judgment Amt.: \$120,859.16

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: Timothy P. Dye of in and to:

East Huntingdon Township; 789 Ruffsedale-Alverton Road, Mount Pleasant, PA 15666; 1.20; Residential Dwelling; DEED INSTRUMENT # 200712310059527; MORTGAGE INSTRUMENT # 53288

TAX MAP# 47-07-00-0-024

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25.

Property of: The Unknown Heirs of Donald Pyle, deceased and The Unknown Heirs of Jack H. Pyle, deceased and Traci Bourke, solely in her capacity as known heir of Donald Pyle, deceased

Execution No.: 23CJ03205

Judgment Amt.: \$108,329.92

Attorney: Matthew C. Fallings, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: The Unknown Heirs of Donald Pyle, deceased and The Unknown Heirs of Jack H. Pyle, deceased and Traci Bourke, solely in her capacity as known heir of Donald Pyle, deceased of in and to:

City of Jeanette; 712 N 4th St, Jeannette, PA 15644-1431; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202208260030504

TAX MAP# 14-02-05-0-459

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26.

Property of: Jadrian Wade, solely in his capacity as known heir of Malford P. Wade, deceased and The Unknown Heirs of Malford P. Wade

Execution No.: 23CJ03439

Judgment Amt.: \$38,012.42

Attorney: Matthew C. Fallings, 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: Jadrian Wade, solely in his capacity as known heir of Malford P. Wade, deceased and The Unknown Heirs of Malford P. Wade of in and to:

New Kensington, City; 1134 Woodmont Avenue, New Kensington, PA 15068; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200403230016069

TAX MAP# 24-03-12-0-164

27.

Property of: Steven Kourpas

Execution No.: 3481 of 2023

Judgment Amt.: \$54,626.61

Attorney: Paul E. Toohey, Esquire

ALL the right, title, interest and claim of: Steven Kourpas, of in and to:

Mount Pleasant Township; 6794 Low Street, Mt. Pleasant, PA 15666 and 6796 Low Street, Mt. Pleasant, PA 15666; LOT BLDGS GAR, 1/2 HSE GAR 1/2 LOT; 201805310016876

TAX MAP# 53-15-15-0-051 and 53-15-15-0-052

28.

Property of: Michael L. Golensky and Meredith A. Manofsky

Execution No.: 3792 OF 2023

Judgment Amt.: \$479,967.17

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

ALL the right, title, interest and claim of: Michael L. Golensky and Meredith A. Manofsky of in and to:

Township of Penn; 1015 Noble Pine Court Trafford, Pennsylvania 15085; Residential Dwelling; Instrument Number: 202207110024466

TAX MAP# 55-07-03-0-053

29.

Property of: Jody M. Duffy, now Jody M. Fields

Execution No.: 3872-2023

Judgment Amt.: \$33,235.93

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: JODY M. DUFFY, NOW JODY M. FIELDS of in and to:

BOROUGH OF SCOTTTDALE; 23 4TH AVE, SCOTTTDALE, PA 15683; A RESIDENTIAL DWELLING; 201603040006938

TAX MAP# 30-02-10-0-020

30.

Property of: William K. Tamblын and Patricia Lee Ross-Tamblын

Execution No.: 3873-2023

Judgment Amt.: \$68,666.45

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: SCOTT TAMBLYN, CO-EXECUTOR OF THE ESTATE OF WILLIAM K. TAMBLYN, RYAN TAMBLYN, CO-EXECUTOR OF THE ESTATE OF WILLIAM K. TAMBLYN, and BETSY BENNER, ADMINISTRATRIX OF THE ESTATE OF PATRICIA ROSS-TAMBLYN of in and to:

ROSTRAVER TOWNSHIP; 120 DARR RD, ROSTRAVER TOWNSHIP, PA 15012; A RESIDENTIAL DWELLING; 202112100051427

TAX MAP# 56-18-00-0-114

31.

Property of: PENNSYLVANIA RAILROAD HISTORICAL TRUST DATED THE 4TH DAY OF JANUARY 2019

Execution No.: 23CJ04003

Judgment Amt.: \$7,318.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole Rizzo, Esquire ID No. 332712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: SAMANTHA MENEAR; MATTHEW J. REED; PENNSYLVANIA RAILROAD HISTORICAL TRUST DATED THE 4TH DAY OF JANUARY 2019 of in and to:

NORTH HUNTINGDON TOWNSHIP; 11751 RAILROAD STREET LARIMER, PA 15647; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #201902270005434

TAX MAP# 54-04-14-0-113

32.

Property of: The Unknown Heirs of HELEN S. HOCLOCK Deceased

Execution No.: 23CJ04188

Judgment Amt.: \$189,862.41

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

ALL the right, title, interest and claim of: The Unknown Heirs of HELEN S. HOCLOCK Deceased of in and to:

Township of Allegheny; 2289 White Cloud Road Leechburg, PA 15656; LOT HSE SHED; A RESIDENTIAL DWELLING; INSTRUMENT #2005112900062677

TAX MAP# 42-05-0-0-063

33.

Property of: ALAN L. ROBERTS; PAULA M. ROBERTS

Execution No.: 23CI04274

Judgment Amt.: \$19,251.76



Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Nicole Rizzo, Esquire ID No. 332712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: ROBERTS; PAULA M. ROBERTS of in and to:

CITY OF MONESSEN; 128 MCKEE AVE, MONESSEN PA 15062; N/A; A RESIDENTIAL DWELLING; DBV 360 PG# 508

TAX MAP# 20-02-07-0-485

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34.

Property of: Jack T. Watson, Jr. and Leyanna Watson

Execution No.: 23CI04884

Judgment Amt.: \$91,276.39

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

ALL the right, title, interest and claim of: JACK T. WATSON, JR. AND LEYANNA WATSON of in and to:

THIRD WARD OF THE CITY OF NEW KENSINGTON; 327 CHARLES AVE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 201410160033740

TAX MAP# 24-03-12-0-439, AKA 24-03-12-0-439-00-000

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35.

Property of: Deborah Trezise, solely in her capacity as heir of Helen Sedunov A/K/A Helen Louise Sedunov, deceased and The Unknown Heirs of Helen Sedunov A/K/A Helen Louise Sedunov

Execution No.: 23CJ04981

Judgment Amt.: \$294,306.69

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: Deborah Trezise, solely in her capacity as heir of Helen Sedunov A/K/A Helen Louise Sedunov, deceased and The Unknown Heirs of Helen Sedunov A/K/A Helen Louise Sedunov of in and to:

North Huntingdon Twp; 9940 Laurel Avenue, Irwin, PA 15642; N/A; RESIDENTIAL REAL ESTATE; DBV: 1863 and Page 634

TAX MAP# 54-11-04-0-174

36.

Property of: David Rice Jr.

Execution No.: 5000 OF 2023

Judgment Amt.: \$102,262.55

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: David Rice Jr. of in and to:

City of Monessen; 413 Scott Avenue, Monessen, PA 15062; 0.00; Residential Dwelling; DEED INSTRUMENT # 202206060019991; MORTGAGE INSTRUMENT # 202206060019992

TAX MAP# 20-02-08-0-315

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37.

Property of: Matthew D. Chronowski

Execution No.: 256 OF 2024

Judgment Amt.: \$213,314.38.

Attorney: Kristine M. Anthon

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; Single-family dwelling; INSTRUMENT #: 201909180028174

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

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38.

Property of: Janet R. Jalajel

Execution No.: 24CJ00282

Judgment Amt.: \$63,124.67

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Janet R. Jalajel of in and to:

Borough of Sutersville; 604 1st Avenue, Sutersville, PA 15083; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201207170029383

TAX MAP# 35-01-15-0-008

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39.

Property of: Amber Lynn Kooser

Execution No.: 24CI00364

Judgment Amt.: \$46,881.01

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: AMBER LYNN KOOSER of in and to:

THE CITY OF LATROBE; 104 MILLER ST,  
LATROBE, PA 15650; A RESIDENTIAL DWELLING;  
201607070021316

TAX MAP# 15-03-05-0-263

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40.

Property of: STEPHEN G. FURNIER AKA  
STEPHEN FURNIER

Execution No.: 24CJ00373

Judgment Amt.: \$58,510.86

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

ALL the right, title, interest and claim of: STEPHEN  
G. FURNIER AKA STEPHEN FURNIER of in and to:

City of New Kensington; 627 Kimball Avenue New  
Kensington, PA 15068; HSE GAR LOT 6;  
A RESIDENTIAL DWELLING; INSTRUMENT  
#200603020009597

TAX MAP# 24-03-08-0-151

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41.

Property of: Anthony J. Ciocco and Lori A.  
Ciocco

Execution No.: 00408 of 2024

Judgment Amt.: \$65,622.13

Attorney: Patrick J. Wesner, Esquire, 9000 Midlantic  
Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ  
08054-1539

ALL the right, title, interest and claim of: Anthony J.  
Ciocco and Lori An. Ciocco of in and to:

Derry Borough; 590 Edith Street aka Lot 11, Derry  
15624; 11; 0.00; Residential; DBV 4344 PG# 7

TAX MAP# 06-01-13-0-124

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42.

Property of: Charles A.J. Halpin, III, Esquire,  
Personal Representative of the  
Estate of Thomas Madigan Jr.  
a/k/a Thomas J. Madigan Jr.,  
Deceased

Execution No.: 410 of 2024

Judgment Amt.: \$141,882.07

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 Thomas Madigan Jr. a/k/a Thomas J.  
Madigan Jr., Deceased of in and to:

Borough of Trafford; 122 Seventh Street Extension,  
Trafford, PA 15085; Westmoreland Acres Plan of  
Lots No. 2; Lot No. 21; Residential property. DBV  
2949 PG# 340

TAX MAP# 36-02-13-0-009

43.

Property of: 137 West Main Street, LLC

Execution No.: 581 of 24

Judgment Amt.: \$540,254.91

Attorney: Kevin J. Petak, Esquire; Spence, Custer,  
Saylor, Wolfe & Rose, LLC; 1067 Menoher  
Boulevard, Johnstown, Pennsylvania 15905. Tel:  
(814) 536-0735.

ALL the right, title, interest and claim of: 137 West  
Main Street, LLC of in and to:

Borough of Ligonier; 139 West Main Street, Ligonier,  
Pennsylvania 15658; Commercial Building; DEED  
INSTRUMENT NUMBER: 201811210037042

TAX MAP# 16-01-15-0-139 (UPI No. 16-00501-  
00000)

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44.

Property of: Barbara M. Schell

Execution No.: 603 of 2024

Judgment Amt.: \$94,998.41

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: BARBARA  
M. SCHELL of in and to:

TOWNSHIP OF HEMPFIELD; 28 LINMORE DRIVE  
A/K/A 828 LINMORE DRIVE, IRWIN, PA 15642; A  
RESIDENTIAL DWELLING; 200210160066696

TAX MAP# 50-12-10-0-004

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45.

Property of: SANJAY GULATI AND KEERTI  
GULATI

Execution No.: 640 of 2024

Judgment Amt.: \$53,847.36

Attorney: MICHELLE L. PIERRO 1500 One PPG  
Place Pittsburgh, PA. 15222

ALL the right, title, interest and claim of: SANJAY  
GULATI AND KEERTI GULATI of in and to:

WASHINGTON TOWNSHIP; 515 Jackson Dr,  
Apollo, PA 15613; A residential dwelling; DEED  
INSTRUMENT # 200405280031845

TAX MAP# 63-15-03-0-093

46.

Property of: JAYONTE A. JACKSON  
 Execution No.: 24 CJ 00832  
 Judgment Amt.: \$61,525.88

Attorney: David W. Raphael, Corporate Counsel,  
 FIRST NATIONAL BANK OF PENNSYLVANIA, 100  
 FEDERAL STREET, 4TH FLOOR, PITTSBURGH,  
 PA 15212, 412-465-9718

ALL the right, title, interest and claim of: JAYONTE  
 A. JACKSON of in and to:

City of Arnold; 1802 Alcoa Drive, Arnold, PA 15068;  
 BY DEED DATED MARCH 18, 2021 AND  
 RECORDED IN THE RECORDER OF DEEDS OF  
 WESTMORELAND COUNTY ON March 22, 2021  
 AT INSTRUMENT NO.: 202103220011304. 0 acres.  
 Detached residential structure, commonly known as  
 1802 Alcoa Drive, Arnold, PA 15068.

TAX MAP# 02-02-04-0-282.

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47.

Property of: DOUGLAS E. EDWARDS AKA  
 DOUGLAS EDWARDS and AMY  
 S. EDWARDS AKA AMY  
 EDWARDS

Execution No.: 24CJ00932  
 Judgment Amt.: \$41,883.12

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

ALL the right, title, interest and claim of: DOUGLAS  
 E. EDWARDS AKA DOUGLAS EDWARDS and  
 AMY S. EDWARDS AKA AMY EDWARDS of in and  
 to:

City of Lower Burrell; 749 Braeburn Road Lower  
 Burrell, PA 15068 749 Braeburn Road Lower Burrell,  
 PA 15068; HSE LOT 16 PT 17 15; A RESIDENTIAL  
 DWELLING; Book 3312 Page 204

TAX MAP# 17-02-13-0-022 & 17-02-13-0-045

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48.

Property of: Malinda Henkel  
 Execution No.: 24CJ01127  
 Judgment Amt.: \$102,277.79

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: Malinda  
 Henkel of in and to:

Township of Mount Pleasant; 138 East Smithfield  
 Street, Mount Pleasant, PA 15666; Residential  
 Dwelling; DBV 3734 PG 128

TAX MAP# 53-20-04-0-014

49.

Property of: M-109, LLC  
 Execution No.: 1268 OF 2024  
 Judgment Amt.: \$35,569.25.

Attorney: Kristine M. Anthou

ALL the right, title, interest and claim of: M-109, LLC  
 of in and to:

Township of Penn Township; 100 Kepple Street,  
 Jeannette, PA 15644; N/A; Single-family dwelling;  
 INSTRUMENT #: 202401110001004

TAX MAP# 55-14-02-0-043

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50.

Property of: Anthony M. Mariana  
 Execution No.: 24CJ01286  
 Judgment Amt.: \$127,773.64

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: Anthony M.  
 Mariana of in and to:

Township of Hempfield; 429 Sells Lane,  
 Greensburg, PA 15601; Residential Dwelling;  
 DEED INSTRUMENT #: 202110060041676

TAX MAP# 50-21-08-0-039

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

12/19/26 Jul

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