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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.

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FIRST PUBLICATION

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KAZUKO T WERNER, a/d, KAZUKO WERNER, late of City
of Jeannette, Westmoreland County, PA
Admr.: Steven Werner
328 Woodside Road
Pittsburgh PA 15221
Atty.: Jennifer Chontos
561 Beulah Road
Monroeville PA 15146

NANCY J WOODS, late of Unity Township, Westmoreland
County, PA
Admr.: William R Woods Jr
939 Rolling Meadows Drive
Greensburg PA 15601
Atty.: Jessica L Rafferty
Rafferty Legal

VALENCIA MARIE GHIARDI YAJKO, a/d, VALENCIA G
YAJKO, a/d, VALENCIA M YAJKO, late of City of Lower
Burrell, Westmoreland County, PA
Exrx.: Laura Tissue
209 Irwin Dr
New Kensington PA 15068
Atty.: Shirley A. Makuta

PATRICIA C ZIEGLER, late of Hempfield Township,
Westmoreland County, PA
Admrx.: Kathryn M Rossetti
11470 Seminole Drive
Irwin PA 15642
Atty.: Maureen Kroll

LEGAL NOTICES

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

Allmar, L.L.C. being Map Number 50-29-03-0-068, and being located in Hempfield Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on June 18, 2024, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$5,191.10, plus costs, which sum is due at the time of the sale.

26 Apr; 10 May

LEGAL TRUSTEE NOTICE

THE REVOCABLE TRUST OF JOHN P. CHASARIK DATED SEPTEMBER 20, 2012 JOHN P. CHASARIK, DECEASED JULY 28, 2023

John P. Chasarik, late of the Borough of Mount Pleasant, Westmoreland County, Pennsylvania, now deceased, trustee, having created **THE REVOCABLE TRUST OF JOHN P. CHASARIK** dated **September 20, 2012**, and having appointed his daughter, **SHANNON L. HOFFMAN (SEMINARY)**, as Successor Trustee. Notice is hereby given to all persons indebted to said Trust and/or decedent, to make immediate payment, and to those having claims against said Trust and/or decedent, to present them, duly authenticated for settlement, to:

Shannon L. Hoffman,
SUCCESSOR TRUSTEE
c/o David S. DeRose, Esquire
Quatrini Law Group, P.C.
550 E. Pittsburgh Street
Greensburg, PA 15601
(724) 837-0080

12/19/26 Apr

LIMITED LIABILITY COMPANY NOTICE

NOTICE is hereby given that a Certificate of Organization will be filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **LIMERICK HILL CANINES LLC**.

26 Apr

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 March 6, 2024, for **LEXILOU PHOTOGRAPHY** with a principal place of business located at 317 23rd St, New Derry, PA 15671 in Westmoreland County. The individual interested in this business is Lexi Mullen, also located at 317 23rd St, New Derry, PA 15671. This is filed in compliance with 54 Pa.C.S. 311.

26 Apr

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, on the 19th day of April, 2024, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **STEDWORKS CUSTOMS** with its principal place of business at 217 North 1st Street 2nd Fl. Jeannette, Pa. 15644.

The names and addresses of all persons owning or interested in said business are: Stephen Bell, 217 North 1st Street 2nd Fl., Jeannette, Pa 15644.

Stephen Bell
217 North 1st Street 2nd Fl.
Jeannette, Pa 15644
724-420-8209

26 Apr

TO: OMEGA HOME IMPROVEMENTS

NOTICE TO DEFEND

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA
CIVIL DIVISION

CARLTON CREATIVE SOLUTIONS LLC,
Plaintiff,
vs.

ASMC SERVICING, LTD. &
OMEGA HOME IMPROVEMENTS,
Defendants.

Case No. GD-23-013233

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

**LAWYER REFERRAL SERVICE -
THE ALLEGHENY COUNTY BAR
ASSOCIATION
ALLEGHENY COUNTY BAR
ASSOCIATION**

**11TH FLOOR KOPPERS BUILDING
436 SEVENTH AVENUE
PITTSBURGH, PENNSYLVANIA 15219
TELEPHONE: (412) 261-5555**

26 Apr

NOTICE

Notice is hereby given that pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed on January 9, 2024, with the Pennsylvania Department of State, for the conduct of a business under the fictitious name of **ORIGINS FAMILY & PREGNANCY SERVICES**, with its principal place of business at 1155 Wildlife Lodge Road, Lower Burrell, PA 15068. The name and address of the entity that is a party to the registration is **FamilyLife Network, Inc.**, 1155 Wildlife Lodge Road, Lower Burrell, PA 15068.

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

26 Apr

NOTICE

Notice is hereby given that pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed on February 15, 2024, with the Pennsylvania Department of State, for the conduct of a business under the fictitious name of **ABUNDANCE THRIFT**, with its principal place of business at 1155 Wildlife Lodge Road, Lower Burrell, PA 15068. The name and address of the entity that is a party to the registration is **FamilyLife Network, Inc.**, 1155 Wildlife Lodge Road, Lower Burrell, PA 15068.

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

26 Apr

NOTICE

Notice is hereby given that pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed on February 15, 2024, with the Pennsylvania Department of State, for the conduct of a business under the fictitious name of **RISE WOMEN'S WELLNESS**, with its principal place of business at 1155 Wildlife Lodge Road, Lower Burrell, PA 15068. The name and address of the entity that is a party to the registration is **FamilyLife Network, Inc.**, 1155 Wildlife Lodge Road, Lower Burrell, PA 15068.

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

26 Apr

NOTICE

Notice is hereby given that pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed on February 22, 2024, with the Pennsylvania Department of State, for the conduct of a business under the fictitious name of **INSIGHT MEDICAL CLINIC**, with its principal place of business at 1155 Wildlife Lodge Road, Lower Burrell, PA 15068. The name and address of the entity that is a party to the registration is **FamilyLife Network, Inc.**, 1155 Wildlife Lodge Road, Lower Burrell, PA 15068.

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

26 Apr

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 **17th day of June, 2024 at 10:00 A.M., in the Commissioners Meeting Rooms, 1st 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, 2022.

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 and in the search bar at the top of the page, enter "Tax Sale Pre-Registration".

Judicial Sale List for June 17, 2024 at 10:00 am Commissioners Meeting Rooms, First Floor

02-02-03-0-077	Estate of Cynthia L. Baker, her heirs and assigns	5905 of 2015
02-02-03-0-376	Jermaine Lewis	335 of 2023
02-02-07-0-392	Jeremy S. Hunter	2418 of 2022
02-02-07-0-730	Ellen Stern	6241 of 2014
02-02-08-0-128	Michael A. Conley	1927 of 2023
02-02-08-0-307	Terry Lovelace	1926 of 2023
02-02-11-0-032	Maurice Pryor and United States of America	2931 of 2017
10-02-15-0-334	Raymond Petrie and The United States of America	4659 of 2021
10-04-03-0-237	Estate of Kathleen J. Siegel, her heirs and assigns	4367 of 2022
10-04-03-0-308	Laura Roy and Estate of Nicholas A. Roy, his heirs and assigns	1817 of 2021
10-04-03-0-425	Estate of Laura Roy, her heirs and assigns	459 of 2022
10-04-03-2-001	Marcams Management, LLC	331 of 2023
14-01-08-0-209	Mark J. Bernatowicz and Donna M. Bernatowicz	2644 of 2020
14-01-12-0-365	Robert Mayer a/k/a Robert Scott Mayer	2925 of 2017
14-01-16-0-391	Zion Bullitt Avenue Limited Partnership	1322 of 2023
14-02-13-0-053	Dolores R. Smartnick and The United States of America	5822 of 2013
15-03-10-0-042	Mary Babyak	659 of 2022
15-03-10-0-043	Mary C. Babyak	3636 of 2016
17-08-10-0-066	Janice L. DeSantis	1346 of 2023
20-02-03-0-082	Nico Homes Inc.	6875 of 2011
20-02-03-0-402	Estate of Tyrone Cunningham, his heirs and assigns	1819 of 2021
20-02-06-0-222	Estate of Dionne M. Ross, her heirs and assigns	4372 of 2022
20-02-06-0-290	Families Housing Initiative, LLC	2215 of 2023
20-02-06-0-777	Sharon Y. Jones and Michael A. Howell	4074 of 2017
20-02-08-0-095	Jamie J. Lowry	7460 of 2012
20-02-08-0-236	Diane E. Fal	3192 of 2021
20-02-11-0-225	Michael J. Fine	4373 of 2022

24-03-16-0-046	Estate of Robert J. Gardlock, his heirs and assigns	4374 of 2022
24-05-03-0-298	Kenneth B. Goodrich and The United States of America	5279 of 2013
24-05-04-0-344	Estate of Florence Jane Jaskey, her heirs and assigns	333 of 2023
26-01-08-0-024	Rocco L. Sciore, Jr.	2631 of 2020
37-01-07-0-062	Gabriel C. Cole	3751 of 2023
37-01-07-0-114	Mark Danjo	328 of 2023
37-01-07-0-130	Estate of Elizabeth Billock, her heirs and assigns	4380 of 2022
45-40-07-0-202	Estate of Louis E. Wilt, his heirs and assigns	2022 of 2022
45-42-01-0-233	Joseph L. Hignett and Beverly Jean Hignett	4489 of 2017
47-08-10-0-023	Patrick R. Hrabic and United States of America	2023 of 2022
51-09-10-0-025	Craig A. Ransel and Vicki L. Ransel	2650 of 2020
51-09-10-0-033	Craig A. Ransel and Vicki L. Ransel	2649 of 2020
52-01-00-0-027-99-003	Homer Mirzenko a/k/a Homer Mizenko and Donna Mirzenko a/k/a Donna Mizenko	4381 of 2022
53-06-11-0-080	Chris Howard	2423 of 2022
59-10-00-0-045	Jaclyn M. Lees and United States of America	4382 of 2022
59-11-00-0-007	Estate of Clara J. McMillen, her heirs and assigns, and Carrie J. McMillen	2426 of 2022
59-17-08-0-020	Estate of George Mallick, his heirs and assigns	4663 of 2021
64-04-13-0-075	David D. Steinmeyer, Lucinda J. Steinmeyer and United States of America	2427 of 2022

***Land Bank**

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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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