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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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 Atty.: Paul E. Toohey

NELLIE I. WELTY, late of Ligonier Township, Westmoreland County, PA
 Exr.: George V. Welty
 244 W. Main Street
 Ligonier PA 15658
 Atty.: Douglas J. Welty
 Welty & Welty LLP

MAXINE E. WITHROW, late of Ligonier Township, Westmoreland County, PA
 Exrx.: Samantha L. Frayer
 708 Route 271
 Ligonier PA 15658
 Atty.: George V. Welty
 Welty & Welty LLP

VICTOR A. ZIPPI, a/d, VICTORIO A. ZIPPI, late of the City of Jeannette, Westmoreland County, PA
 Exrx.: L. Carole Brennan
 374 James Street
 Springdale PA 15144
 Atty.: Scott E. Avolio
 Avolio Law Group, LLC

LEGAL NOTICES

**IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA**

Orphans' Court Division

RE: Property of FIRST UNITED METHODIST CHURCH OF DERRY, also known as THE FIRST UNITED METHODIST CHURCH OF DERRY, PENNSYLVANIA, also known as THE FIRST METHODIST CHURCH, also known as THE FIRST METHODIST EPISCOPAL CHURCH, DERRY, PENNSYLVANIA, also known as FIRST UNITED METHODIST CHURCH OF DERRY, INC., a Pennsylvania Nonprofit Corporation

No. 6517-0475

TO: ALL UNNAMED AND UNKNOWN DESCENDANTS OF LULU M. LAZZELLE, ALSO KNOWN AS LULU MAE LAZZELLE, THEIR HEIRS AND ASSIGNS

You are hereby cited to show cause why the First United Methodist Church of Derry, also known as The First United Methodist Church of Derry, Pennsylvania, also known as The First Methodist Church, also known as The First Methodist Episcopal Church, Derry, Pennsylvania, also known as the First United Methodist Church of Derry, Inc., a Pennsylvania Nonprofit Corporation, should not be authorized to sell the property formerly owned by Lulu Mae Lazzelle, located in the Borough of Derry, County of Westmoreland and Commonwealth of Pennsylvania, Tax Map Number 06-01-10-0-106, to Jarrod Stephenson and Kerstin Stephenson, free and clear of the restriction on sale contained in the Will of Lulu M. Lazzelle.

Upon the filing of the Proofs of Publication, the Rule shall be returnable thirty (30) days thereafter. The Citation was issued pursuant to the Order of the Honorable Christian F. Scherer dated March 3, 2017.

Joseph R. Govi, Esquire
Mears, Smith, Houser & Boyle, P.C.
801 Ligonier Street
Latrobe, PA 15650
Attorney for Petitioner

10 Mar

CHANGE OF NAME NOTICE

**IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA**

No. 179 of 2017

In re: Petition of CRAIG A. SIMPSON for change of name to CRAIG ALYNN EMERSON

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 20 day of March, 2017, at 9:00 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.

10 Mar

In The Court of Common Pleas
of Westmoreland County, Pennsylvania

Civil Action-Law

No. 6333-2016

Notice of Action in Mortgage Foreclosure

Nationstar Mortgage LLC, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Patricia Storer, Deceased and Edward A. Komperda, Known Heir of Patricia Storer, Deceased, Defendant(s)

To the Defendant(s), Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Patricia Storer, Deceased: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC, has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 Assn./
Lawyer Referral Service
P.O. Box 565, Greensburg, PA 15601,
westbar.org

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff

Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

10 Mar

COURT OF COMMON PLEAS
FAYETTE COUNTY

Number 152 of 2015 GD

LSF8 Master Participation Trust
Plaintiff

v.

David Stanley a/k/a David M. Stanley and
Susan M. Stanley
Defendants

ADVERTISING DESCRIPTION

ALL that certain piece or parcel of land situate in Washington Township, Fayette County, Pennsylvania, which is identified as being the Western half of Lot 19 in Howard Allen's Plan of Lots, which plan was recorded in the Recorder's Office of Westmoreland County, Pennsylvania, on January 24, 1906, in Plan Book 4, Page 81, which premises are more fully bounded and described as follows:

BEGINNING at a point at the northern terminus of the dividing line between Lot 20 and Lot 19 in said plan; thence along the southern side of Howard Avenue, also

sometimes called Howard Street, South 63° 18' East, for a distance of 11.81 feet to a point; thence still along said southern side of Howard Avenue, South 69° 48' East, for a distance of 18.36 feet, more or less, to a point marking the northern terminus of a line located equal distance from the eastern and western boundary lines of said Lot No. 19; thence along said equal distant line, South 27° 06' West, for a distance of 104.76 feet, more or less, to the northern side of Long Alley; thence along Long Alley, North 62° 57' West, for a distance of 30 feet to southern terminus of the aforesaid dividing line between Lot 20 and Lot No. 19; thence along said last mentioned dividing line, North 27° 06' East, for a distance of 102.43 feet to the place of beginning.

EXCEPTING AND RESERVING all of the coal underlying said land, together with the right to mine and remove the same without liability for any injury or damage to the surface or to anything thereon or thereunder.

TOGETHER WITH an easement for the existing sewer line running through Lots 18 and 19 in said plan.

Title vesting in David Stanley a/k/a David M. Stanley and Susan M. Stanley, husband and wife, by deed from Daniel G. Kovatch and Kimberly S. Kovatch, husband and wife, dated August 23, 2002 and recorded September 9, 2002 in Deed Book 2833, page 116 et seq.

AND ALL that certain piece or parcel of land situate in Rostraver Township, Westmoreland County, Pennsylvania, which is identified as being lots No. 21 and 20 in Howard Allen's Plan of Lots, which plan was recorded in the Recorder's Office of Westmoreland County, Pennsylvania, on January 24, 1906, in Plan Book 4, Page 81, which premises are more fully bounded and described as follows:

BEGINNING at a point at the northern terminus of the dividing line between Lot 22 and Lot 21 in said plan; thence along the southern side of Howard Avenue, also sometimes called Howard Street, South 63° 18' East, for a distance of 120 feet to the dividing line between Lot 20 and Lot 19; thence along said last mentioned dividing line, South 27° 06' West, for a distance of 102.43 feet to the northern side of Long Alley; thence along Long Alley, North 62° 57' West,

for a distance of 120 feet to the southern terminus of the aforesaid dividing line between Lot 22 and Lot 21; thence along said last mentioned dividing line, North 27° 06' East, for a distance of 101.64 feet to the place of beginning.

EXCEPTING AND RESERVING all of the coal underlying said land, together with the right to mine and remove the same without liability for any injury or damage to the surface or to anything thereon or thereunder.

TOGETHER WITH an easement for the existing sewer line running through Lots 18 and 19 in said plan.

Title vesting in David Stanley a/k/a David M. Stanley and Susan M. Stanley, husband and wife, by deed from Daniel G. Kovatch and Kimberly S. Kovatch, husband and wife, dated August 23, 2002 and recorded in Westmoreland County on September 10, 2002 in Instrument Number 200209100057810.

BEING KNOWN as: 528 Howard Street, Belle Vernon, Pennsylvania 15012

Tax Parcel Number: (FAYETTE) 41-03-0002 (WESTMORELAND) 56-80-00-0-003-00-00

McCABE, WEISBERG &
CONWAY, P.C.
Attorneys for Plaintiff
BY: ANDREW L. MARKOWITZ,
ESQUIRE - ID # 28009
123 South Broad Street,
Suite 1400
Philadelphia, Pennsylvania 19109
(215) 790-1010

10/17/24 Mar

In The Court of Common Pleas
Of Westmoreland County, Pennsylvania
Civil Action-Law
No. 2244 of 2016

Notice of Action in Mortgage Foreclosure

PHH Mortgage Corporation, Plaintiff vs. Susan Mangini, Known Heir of Raymond P. Lloyd, Deceased, Paul Lloyd, Known Heir of Raymond P. Lloyd, Deceased, Eric Lloyd, Known Heir of Raymond P. Lloyd, Deceased, Tyler Lloyd, Known Heir of Raymond P. Lloyd, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or

Interest From or Under Raymond P. Lloyd, Deceased, Defendants

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 Raymond P. Lloyd, Deceased, Defendant(s), whose last known address is 533 Reimer St., Lower Burrell, PA 15068.

Your house (real estate) at 533 Reimer St., Lower Burrell, PA 15068, 17-04-13-0-001, is scheduled to be sold at Sheriff's Sale on July 3, 2017, at 9:00AM, at 2 N. Main St., Commissioners Meeting Rm., Greensburg, PA 15601, to enforce the court judgment of \$95,609.94, obtained by PHH Mortgage Corporation (the mortgagee) 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: 1. The sale will be cancelled if you pay back to PHH Mortgage Corporation, 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: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may 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 TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. 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. 7. 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 724.830.3822. 8. 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. 9. 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. 10. 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 no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the 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 date of filing of said schedule. 11. 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 Bar Assn./Lawyer Referral Service, P.O. Box 565, Greensburg, PA 15601, 724.834.8490, westbar.org. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff

SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406

10 Mar

**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 March 21, 2017
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. AMY MAY SMAIL, a/d, AMY M SMAIL—Leroy G Smail Exr—Bononi & Company
2. RICHARD V LANDIS—Sandra J Sheraw Exrx—David K Lucas & Associates
3. LUELLA M OPALENIK—Jill Matthey Pete Opalenik Exrs—David K Lucas & Associates
4. ANNA BELL OLENICK, a/d, ANNA BELL E OLENICK—Roseanna M Olenick Exrx—David K Lucas & Associates
5. PAMELA E BAKER, a/d, PAMELA EDITH BAKER—Bradley Baker Admr—Jacques & Jacques
6. HARRY C LYDIC—First Commonwealth Advisors, Admr CTA—Mears Smith Houser Boyle
7. MELVIN J MATTY—Charles Joseph Kiselich Exr—Milton Munk
8. J DORSEY MCSORLEY, a/d, JOSEPH DORSEY MCSORLEY—Wendi O'Brien Exrx—Richard E Myers
9. RICHARD B WARREN II, a/d, RICHARD BARRY WARREN II—Anna Mary Warren Admrx—Nakles & Nakles
10. CHARLOTTE ALEXANDER, a/d, CHARLOTTE S ALEXANDER—Thomas O Alexander Jr Exr—William Stillwagon

11. GREENWOOD MEMORIAL PARK INC—
Greenwood Memorial Park Inc, Trustees—
Turin & DeMatt
12. KATHRYN JONES—Shirley Dankesreiter
Delores Strouse Exrcs—Turin & DeMatt
13. JOHN M HAKULIN—A Karlyn Bell Exrx—Turin
& DeMatt

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 Richard E McCormick Jr, President Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on March 21, 2017 at 9:00 A.M. Prevailing Time in Courtroom 2.

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>

10/17 Mar

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