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## DECEDENTS' 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 by calling 724-834-6730, or online at [padiisciplinaryboard.org/for-the-public/find-attorney](http://padiisciplinaryboard.org/for-the-public/find-attorney).*

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### FIRST PUBLICATION

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PATRICIA BERT, a/d, PATRICIA BERT CROKE, a/d, PATRICIA MINOSKI, late of East Huntingdon Township, Westmoreland County, PA

Admrx. c.t.a.: Cheryl Ann Singer  
265 E. Smithfield Street  
Mt. Pleasant PA 15666  
Atty.: Paul E. Toohey

ROBERT BERLIN BOWMAN, a/d, ROBERT B BOWMAN, late of City of Greensburg, Westmoreland County, PA

Admr.: Carl J Castille  
802 Stonebridge Drive  
Greensburg PA 15601  
Atty.: Vanda Raszewski

NANCY V BOYER, late of Unity Township, Westmoreland County, PA

Exr.: Robert A Boyer Jr  
2391 Myers Ln  
North Huntingdon PA 15642  
Atty.: Marilyn M. Gaut

KENNETH N BOYLE, late of Derry Township, Westmoreland County, PA

Exrx.: Patricia C Smulkestis  
134 Mill Run Lane  
Mount Pleasant PA 15666  
Atty.: Paul E. Toohey

DANIEL J CAPACCIONE, a/d, DAN CAPACCIONE, a/d, DANIEL CAPACCIONE, late of North Huntingdon Township, Westmoreland County, PA

Exr.: Eric P Gass  
13633 Ormsby Dr  
North Huntingdon PA 15642  
Atty.: Keith D Davis  
420 Braddock Dr  
North Huntingdon PA 15642

PASQUALE A CICCONE, a/d, PASQUALE ANTHONY CICCONE, late of North Huntingdon Township, Westmoreland County, PA  
 Exrx.: Lynn K Ciccone  
 562 Coventry Court  
 North Huntingdon PA 15642  
 Atty.: Timothy Grant Wojton  
 304 Ross Street, 2nd Floor  
 Pittsburgh PA 15219

---

ROBERT W DESTEFANO, a/d, ROBERT DESTEFANO, a/d, BOB DESTEFANO, a/d, ROBERT WILLIAM DESTEFANO, late of Hempfield Township, Westmoreland County, PA  
 Admrx.: Amy L DeStefano  
 102 Southridge Drive  
 Monroeville PA 15146  
 Atty.: Robert B. Liotta  
 Liotta Law Offices PLLC

---

DAWN E DEVORE, a/d, DAWN DEVORE, late of City of Monessen, Westmoreland County, PA  
 Exr.: Scott Devore  
 412 Knox Ave  
 Monessen PA 15062

---

RONALD DUNNETT, late of Municipality of Murrysville, Westmoreland County, PA  
 Admrx.: Violet Ann Dunnett  
 4670 Christy Rd  
 Murrysville PA 15668  
 Atty.: Molly M Creenan

---

CLARENCE FAUST JR, a/d, CLARENCE C FAUST JR, late of Mount Pleasant Township, Westmoreland County, PA  
 Exrs.: Kathy Mae Coffman  
 201 N. Quarry Street  
 Mount Pleasant PA 15666  
 Henry Faust  
 1144 W. Laurel Circle  
 Mount Pleasant PA 15666  
 Atty.: Paul E. Toohey

---

JAMES A FORISH, late of Unity Township, Westmoreland County, PA  
 Admrx.: Cassidy Jo Gamble  
 8476 Route 819  
 Greensburg PA 15601  
 Atty.: Tyler J Jones

---

MARLENE W FULLEM, a/d, MARLENE ELIZABETH FULLEM, late of City of Jeannette, Westmoreland County, PA  
 Exrs.: Gerald A Wallace  
 221 Miller Farm Road  
 Uniontown PA 15401  
 James E Wallace Sr  
 7 Kaider Road  
 Uniontown PA 15401  
 Atty.: Gregory T. Nichols

MARGARET J GEORGE, a/d, MARGARET JEAN GEORGE, late of City of Greensburg, Westmoreland County, PA  
 Exrx.: Diane Kubicek  
 PO Box 2853  
 Silverthorne CO 80498  
 Atty.: Eric E. Bononi  
 Bononi & Company PC

---

GERALDINE T GERDA, late of Rostraver Township, Westmoreland County, PA  
 Admr.: Robert Gerda  
 120 State Route 981  
 Rostraver Township PA 15012  
 Atty.: Jeffery D Ries  
 Ries Law

---

EDITH M GRATTON, a/d, EDITH MARIE GRATTON, late of Ligonier Township, Westmoreland County, PA  
 Exrx.: Joyce E Gratton  
 349 Braddlesley Dr  
 Pittsburgh PA 15235  
 Atty.: Debra L Cribbs

---

FAYE S HARDY, a/d, JESSIE FAYE S. HARDY, late of North Huntingdon Township, Westmoreland County, PA  
 Exr.: William H Hardy  
 440 Whitney Chase Lane  
 North Huntingdon PA 15642  
 Atty.: Tyler J Jones

---

LINDA WHIPKEY HESS, a/d, LINDA HESS, a/d, LINDA MAE HESS, a/d, LINDA W HESS, late of Salem Township, Westmoreland County, PA  
 Exr.: John E Kemerer  
 426 Mary Street  
 Jeannette PA 15644  
 Atty.: Scott A Fatur  
 43 Greensburg Street, Suite C  
 Delmont PA 15626

---

FRANCES M JAQUETTE, a/d, FRANCES JAQUETTE, a/d, FRANCES MARGARET JAQUETTE, late of Sewickley Township, Westmoreland County, PA  
 Exr.: Nicholas White  
 9914 Broadway Street  
 Irwin PA 15642  
 Atty.: Jerome L Tierney  
 10531 Center Highway  
 North Huntingdon PA 15642

---

DALE MORGAN KERN, late of Donegal Township, Westmoreland County, PA  
 Admr.: Adam Kern  
 273 Rogers Mill Rd  
 Normalville PA 15469  
 Atty.: John M Schaffranek  
 Law Office of John M Schaffranck, PLLC  
 10475 Perry Hwy, Ste 212C  
 Wexford PA 15090

EILEEN M KORINKO, a/d, EILEEN KORINKO, late of North Huntingdon Township, Westmoreland County, PA  
 Exr.: Edward Korinko  
 5540 Highland Ave  
 Manor PA 15665  
 Atty.: Tyler J Jones

HELEN R LUBASH, a/d, HELEN ROSE LUBASH, late of Hempfield Township, Westmoreland County, PA  
 Exrcs.: Bernadette M Moore  
 402 W Second Ave  
 Derry PA 15627  
 Cynthia R Derunk  
 119 Glenn Ave  
 Butler PA 16001  
 Atty.: Robert A Gordon  
 Watson Mundorff LLP  
 720 Vanderbilt Rd  
 Connellsville PA 15425

EARL LLOYD LUZADDER, a/d, EARL L LUZADDER, late of Unity Township, Westmoreland County, PA  
 Exr. & Atty.: Patsy A. Iezzi Jr.  
 140 South Main Street Suite 201  
 Greensburg PA 15601-3102

RICHARD ROMANISHIN, late of Penn Township, Westmoreland County, PA  
 Admrx.: Paula Romanishin  
 726 State Rte 130  
 Trafford PA 15085  
 Atty.: Tyler J Jones

E. ALDEAN ROSENSTEEL, a/d, ELIZABETH ALDEAN ROSENSTEEL, late of Sewickley Township, Westmoreland County, PA  
 Exrs.: Alan H Huey II  
 258 Hickory Street  
 Rillton PA 15678  
 Sara E Huey  
 258 Hickory Street  
 Rillton PA 15678  
 Atty.: Kimberly J. Gallagher

LEONARD A STANGA, a/d, LEONARD STANGA, late of City of Lower Burrell, Westmoreland County, PA  
 Exr.: Leonard V Stanga  
 1028 Olive Ave  
 Natrona Heights PA 15065

ARNOLD E WADE SR, a/d, ARNOLD EDWARD WADE SR, late of Delmont Borough, Westmoreland County, PA  
 Exrx.: Annah Mae Wade  
 5 Terrace Drive  
 Delmont PA 15626  
 Atty.: Scott A Fatur  
 43 Greensburg Street, Suite C  
 Delmont PA 15626

## SECOND PUBLICATION

SANDRA JEAN ACRE, a/d, SANDRA J ACRE, late of City of Lower Burrell, Westmoreland County, PA  
 Admr.: James Daryll Acre  
 429 Violet Drive  
 Lower Burrell PA 15068  
 Atty.: Charles B Hadad  
 The Lynch Law Group LLC  
 501 Smith Drive - Suite 3  
 Cranberry Township PA 16066

DAVID BRIAN ADAMS, a/d, DAVID B ADAMS, a/d, DAVE ADAMS, a/d, DAVID ADAMS, late of Municipality of Murrysville, Westmoreland County, PA  
 Exrx.: Maureen Adams  
 5298 Margaretta Court  
 Murrysville PA 15668

VIRGINIA G AIRGOOD, a/d, VIRGINIA GUSTIN AIRGOOD, late of Hempfield Township, Westmoreland County, PA  
 Exr.: Michael Long  
 8466 Walnut Street  
 Westmoreland City PA 15692  
 Atty.: Tyler J Jones

HARRY BABIAK, late of City of Jeannette, Westmoreland County, PA  
 Exrx.: Catherine Dengler  
 923 Aberdeen Dr  
 Greensburg PA 15601

ELIZABETH J BEATTY, late of Hempfield Township,  
Westmoreland County, PA  
Exrx.: Diane Boyer  
1024 Faulkner Way  
Greensburg PA 15601  
Atty.: L. Christian DeDiana

---

DONNA L BECK, a/d, DONNA LEE BECK, late of Sewickley  
Township, Westmoreland County, PA  
Exrx.: Rachel Beck  
602 Beech Street  
Gibsonia PA 15044  
Atty.: Matthew A Bole  
Fiffik Law Group PC  
661 Andersen Drive - Suite 315  
Pittsburgh PA 15220

---

SHIRLEY A BIGENHO, a/d, SHIRLEY A COVEY, late of  
Allegheny Township, Westmoreland County, PA  
Exrx.: Kimberly Spiering  
396 Ice Pond Road  
Leechburg PA 15656  
Kenneth Covey  
124 Shearer Road  
Leechburg PA 15656  
Atty.: Larry D. Loperfito  
Geary, Loperfito & Generelli, LLC

---

ADAM JOHN BILINSKY, late of North Huntingdon Township,  
Westmoreland County, PA  
Admr.: Alan J Bilinsky  
2520 Coulterville Road  
McKeesport PA 15131  
Atty.: Branden A Fulciniti  
20 Stanwix Street, Suite 100  
Pittsburgh PA 15222

---

JAMES F DUCKWORTH, late of City of Jeannette,  
Westmoreland County, PA  
Exrx.: Roderic J Duckworth  
700 Locust Street  
Penn PA 15675  
Atty.: Todd T Turin  
Turin DeMatt & Cavanaugh PC

---

DONALD E GABOR, a/d, DONALD E GABOR SR, late of  
Salem Township, Westmoreland County, PA  
Exrx.: Don Gabor  
1710 Dearborn Ave N.  
Salem OR 97303  
Atty.: Nicole M Pardus  
Long & Long LLC

---

DAVID L GESSLER, late of City of Latrobe, Westmoreland  
County, PA  
Admrx.: Rebecca A Gessler  
163 Easy St  
Latrobe PA 15650  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

---

JAMES R HILL, a/d, JAMES RUSSEL HILL, late of  
Scottdale Borough, Westmoreland County, PA  
Admr. c.t.a.: Pamela D Soforic  
19 N. Grove Street  
Scottdale PA 15683  
Atty.: George Allen Butler  
Mahady & Mahady

---

ROBERT C HOLMES, a/d, ROBERT HOLMES, late of  
Vandergrift Borough, Westmoreland County, PA  
Exrx.: Diane N Lizik  
5683 Lincoln Avenue  
Export PA 15632  
Atty.: Elaine G Generelli  
Geary, Loperfito & Generelli, LLC

---

LOUISE LANDINI, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Peggy Landini  
1644 Hasentree Villa Lane  
Wake Forest NC 27587  
Atty.: Andrew M. Kuzma  
Kuzma Law Group PC  
200 N. 2nd Avenue  
Elizabeth PA 15037

---

ROBERT C MILLIGAN, a/d, ROBERT CHARLES MILLIGAN,  
late of Rostraver Township, Westmoreland County, PA  
Exr. & Atty.: Nathan J. Zarichnak  
601-1/2 Broad Avenue  
Belle Vernon PA 15012

---

PAUL E MILLIRON JR, a/d, PAUL EMERSON MILLIRON  
JR, late of Hempfield Township, Westmoreland County,  
PA  
Exrx.: David Paul Milliron  
102 Johnston Street  
Jeannette PA 15644  
Atty.: Richard M Conte  
Pine Center Suite Two, 2090 Harrison Avenue  
Jeannette PA 15644

---

HAROLD E MINER, a/d, HAROLD EDWARD MINER, late of  
New Alexandria Borough, Westmoreland County, PA  
Exrx.: Timothy H Miner  
6512 Manet Court  
Woodbridge VA 22193

---

SALVATORE GEORGE NICOTERA, late of Mount Pleasant  
Township, Westmoreland County, PA  
Admrx.: Wendy Kronk  
1519 Sycamore Lane  
Mount Pleasant PA 15666  
Atty.: Paul E. Toohey

---

ROBERT R RADZEVICH, a/d, ROBERT R RADZEVICH  
SR, late of Municipality of Murrys ville, Westmoreland  
County, PA  
Exrx.: Dorothy J Radzevich  
3270 Harbor Court  
Murrysville PA 15668  
Atty.: Colleen D Bratkovich  
Zacharia Brown  
6530 William Penn Highway - Suite 310  
Delmont PA 15626

MARGARET F RAMIREZ, late of City of Jeannette,  
Westmoreland County, PA  
Exr.: Anthony Ramirez  
436 Sloan Ave  
Jeannette PA 15644  
Atty.: Corey J. Riddell

---

RUDOLPH O ROVNAV, a/d, RUDOLPH ROVNAV, late of  
City of Lower Burrell, Westmoreland County, PA  
Exr.: James T Haas  
3405 Seventh Street Road  
Upper Burrell PA 15068  
Atty.: Richard J Bosco  
512 Market Street, PO Box 309  
Freeport PA 16229

---

RICHARD L RUSAK, a/d, RICHARD LEE RUSAK, late of  
South Huntingdon Township, Westmoreland County, PA  
Exr.: Patricia A Rusk  
196 Jeff Road, Apt 1101  
Huntsville AL 35806  
Atty.: Branden A Fulciniti  
20 Stanwix Street, Suite 1100  
Pittsburgh PA 15222

---

EMILY M SARSFIELD, late of Hempfield Township,  
Westmoreland County, PA  
Exr.: Matthew J Sarsfield  
147 Sioux Drive  
Greensburg PA 15601

---

FRANKLIN L SILKO, a/d, FRANKLIN LOUIS SILKO, late of  
Rostraver Township, Westmoreland County, PA  
Exr.: Alan T Silko  
104 Ridgview Drive  
McDonald PA 15057  
Atty.: Alan T Silko  
80 Emerson Lane, Suite 1305  
Bridgeville PA 15017

---

MARY ANN SMITH, late of Hempfield Township,  
Westmoreland County, PA  
Exr.: Linda R Smith  
511 Cumberland Street  
Cumberland MD 21502  
Atty.: Del P Nolfi III  
Ligonier Law

ELIZABETH L STAHL, a/d, ELIZABETH STAHL, late of  
Cook Township, Westmoreland County, PA  
Exr.: Diane M Kellner  
152 Keffer Rd  
Ligonier PA 15658  
Atty.: Douglas J. Welty  
Welty & Welty LLP

---

ANTHONY STEFANO JR, a/d, ANTHONY STEFANO, late  
of Delmont Borough, Westmoreland County, PA  
Exr.: Diana M Neidig  
59 Maplewood Court  
Delmont PA 15626  
Atty.: Charles J Grudowski  
Grudowski Law Associates PC

---

ROBERT A SWARTZLANDER, late of City of Lower Burrell,  
Westmoreland County, PA  
Exr.: Charles Brian Swartzlander  
1011 Shuster St  
Leechburg PA 15656  
Atty.: Richard A. Bruni

---

RUTH A VICTORIA, a/d, RUTH ANN VICTORIA, late of City  
of Monessen, Westmoreland County, PA  
Exr.: Nazareth Victoria II  
PO Box 186  
Coal Center PA 15423  
Atty.: John A. Cochran

---

ELEANOR JEAN WALLAK, late of Unity Township,  
Westmoreland County, PA  
Exr.: Joseph A. Wallak II  
189 Bingham Rd  
Latrobe PA 15650  
Atty.: Kim R. Houser  
Mears, Smith, Houser & Boyle, P.C.

---

ANN H WEBER, a/d, ANN HEFFNER WEBER, late of  
Hempfield Township, Westmoreland County, PA  
Exr.: Larry M Weber  
83 Mill Creek Ct  
Charlottesville VA 22902

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**THIRD PUBLICATION**

---

WILLIAM R BARCA, a/d, BILL BARCA, a/d, WILLIAM RALPH BARCA, late of City of Lower Burrell, Westmoreland County, PA

Exr.: Joshua W Barca  
17 Belmont Place  
Madison AL 35756

---

BERNARD P BREEN, a/d, BERNARD PATRICK BREEN, late of Municipality of Murrysville, Westmoreland County, PA

Exr.: B Patrick Breen Jr  
3238 Aspen Road  
Ames IA 50014  
Atty.: Barbara A Simanek  
K&L Gates LLP  
210 Sixth Avenue  
Pittsburgh PA 15222

---

SISSEL A BRAMHAM BREEN, a/d, SISSEL BRAMHAM, a/d, HJORDIS SISSELANNE BRAMHAM BREEN, late of Municipality of Murrysville, Westmoreland County, PA

Exrx.: Vanessa A Seba  
815 Swank Lane  
Saltsburg PA 15681  
Atty.: Barbara A Simanek  
K&L Gates LLP  
210 Sixth Avenue  
Pittsburgh PA 15222

---

ERNEST JACK DEMONTE JR, a/d, JACK DEMONTE, a/d, ERNEST JACK DEMONTE, late of New Stanton Borough, Westmoreland County, PA

Admrs.: Cynthia A Howells  
1150 Springer Rd  
Scottdale PA 15683  
David R DeMonte  
563 Hamel Ave  
Greensburg PA 15601  
Atty.: James N. Falcon

---

ETHEL ECHART, a/d, ETHEL E ECHART, late of Rostraver Township, Westmoreland County, PA

Admrx. c.t.a.: Cathy J Moyer  
1081 Red Hill Road  
Dauphin PA 17018  
Atty.: Jaron P Castranio  
Jackson Law Firm PLLC  
1215 Manor Drive - Suite 202  
Mechanicsburg PA 17055

---

PAULETTE M ESPOSITO, a/d, PAULETTE MAE ESPOSITO, late of Municipality of Murrysville, Westmoreland County, PA

Admrs.: Juleen M Madera  
99 Earlwood Rd  
Pittsburgh PA 15235  
Charles P Esposito  
300 Fox Chapel Rd, #601  
Pittsburgh PA 15238

---

DENNIS L FALO, late of Salem Township, Westmoreland County, PA

Admrx.: Carolyn Faló  
248 Keaggy Street, Box 99  
Forbes Road PA 15633  
Atty.: Adam J Long  
Long & Long

---

LEKSHMIKUTTY GANGADHARAN, a/d, LEKSHMIKUTTY K GANGADHARAN, late of Hempfield Township, Westmoreland County, PA

Admr.: Anubkumar Gangadharan  
908 5th Avenue, Fl 1  
McKeesport PA 15132

---

ANTHONY FREDRICK GARROW, a/d, ANTHONY F GARROW, late of Unity Township, Westmoreland County, PA

Exr.: Joseph Patrick Garrow  
1133 Moccasin Drive  
McMurray PA 15317  
Atty.: Henry L. Moore

---

JEREMY GOOD, a/d, JEREMY MICHAEL GOOD, late of Hempfield Township, Westmoreland County, PA

Admrx.: Lynne Good  
1060 Sun Valley Road  
Irwin PA 15642

---

REGINA I INFANTA, a/d, REGINA IRENE INFANTA, late of City of Lower Burrell, Westmoreland County, PA

Exrx.: Karen Sue Less  
1033 Sandy Ridge Drive  
Sarver PA 18055  
Atty.: Richard A. Bruni

---

SCOTT ALLEN KELLY JR, late of Scottdale Borough, Westmoreland County, PA

Admrx.: Kristy Kelly  
505 Market Street  
Scottdale PA 15683  
Atty.: Keegan E. Miller  
Bononi & Company, PC

---

MARTIN L KENNEL, a/d, MARTIN LUTHER KENNEL, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Robin L Szolek  
143 Dogwood Ln  
Acme PA 15610

---

MARIE K KOSTELNIK, late of Unity Township, Westmoreland County, PA

Exrs.: Kevin M Kostelnik  
336 Village Ct  
Ligonier PA 15658  
Michele L Nicol  
192 Countryside Lane  
Derry PA 15627

---

MARY A LUCAS, late of Allegheny Township, Westmoreland County, PA

Exrx.: Eileen A Blystone  
1643 Main Street  
Leechburg PA 15656  
Atty.: James R Antoniono

LUCILLE G MASSARO, late of Unity Township,  
Westmoreland County, PA  
Exr. & Atty.: Joseph Massaro, Jr.  
152 East Otterman Street  
Greensburg PA 15601-2534

---

MARY K MCBARRON, a/d, MARY KATHERINE  
MCBARRON, late of North Huntingdon Township,  
Westmoreland County, PA  
Exr.: Brian P McBarron  
3021 Meadow View Ct  
Harrison City PA 15636

---

ARLYSS A MEYER, a/d, ARLYSS MEYER, late of City of  
Greensburg, Westmoreland County, PA  
Admrx. c.t.a.: Kathryn Meyer Massaro  
1144 Lauralynn Dr  
Latrobe PA 15650  
Atty.: Joseph Massaro, Jr.

---

ELEANOR V MITINGER, a/d, ELEANOR VIRGINIA  
MITINGER, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exr.: Alice B Mitinger  
416 Stratton Lane  
Pittsburgh PA 15206  
Atty.: Samuel J Goncz  
Dentons Cohen & Grigsby P.C.  
625 Liberty Ave, 7th Fl  
Pittsburgh PA 15222-3152

---

MICHAEL E MOCHAR, late of Sewickley Township,  
Westmoreland County, PA  
Exr.: John M Mochar  
127 Delrose Drive  
McKeesport PA 15033  
Atty.: Andrew M. Kuzma  
Kuzma Law Group PC  
200 N. 2nd Avenue  
Elizabeth PA 15037

---

EILEEN A NAGY, late of Hempfield Township, Westmoreland  
County, PA  
Exrx.: Lori Ann Nagy  
PO Box 46  
Darragh PA 15625  
Atty.: Mary Ann Grec  
35 West Pittsburgh Street  
Greensburg PA 15601

---

DOUGLAS ROBERT S NOWICKI, a/d, ROBERT S  
NOWICKI, a/d, DOUGLAS R NOWICKI O.S.B., a/d,  
RIGHT REVEREND DOUGLAS R NOWICKI O.S.B., late  
of Unity Township, Westmoreland County, PA  
Exr.: Right Reverend Martin R Bartel O.S.B.  
300 Fraser Purchase Rd  
Latrobe PA 15650  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

WILLIAM A ONDERICK, a/d, WILLIAM ANDREW  
ONDERICK, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exrx.: Kathleen L Mazur  
1 Foster Sq.  
Pittsburgh PA 15212  
Atty.: Charles Hergenroeder III  
Hergenroeder Rega & Sommer LLC

---

BRADLEY MICHAEL RAE, late of City of Jeannette,  
Westmoreland County, PA  
Admr. & Atty.: Grey Douglas Pratt  
76 Old Clairton Road  
Pittsburgh PA 15236

---

RAYMOND F STEINER, a/d, RAYMOND STEINER, late of  
Hempfield Township, Westmoreland County, PA  
Exr.: Michael L Steiner  
111 R.F. Steiner Rd  
Smithton PA 15479  
Atty.: Bradley Allen King  
King Legal Group

---

ERIKA NICOLE WALKER, a/d, ERIKA N WALKER, late of  
South Huntingdon Township, Westmoreland County, PA  
Admr.: Thomas J Walker  
102 Cort Street  
West Newton PA 15089  
Atty.: Timothy Grant Wojton  
Scanlon & Wojton, LLC  
304 Ross Street, 2nd Floor  
Pittsburgh PA 15219

---

MARK AVRA WALTZ, late of South Greensburg Borough,  
Westmoreland County, PA  
Admrx. c.t.a.: Ann C Venzin  
2001 Red Brick Rd  
Greensburg PA 15601  
Atty.: David K. Lucas  
David K. Lucas & Associates

---

LARRY LEE WEINELL, a/d, LARRY WEINELL, a/d, LARRY  
L. WEINELL, late of Derry Township, Westmoreland  
County, PA  
Exr.: Brian Weinell  
366 Chestnut Ridge Rd  
Blairsville PA 15717  
Atty.: Ronald J. Saffron  
135 East Market St, Ste 105  
Blairsville PA 15717

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## LEGAL NOTICES

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### NOTICE

Notice is hereby given that the Tax Claim Bureau of Westmoreland County, Pennsylvania, on November 4, 2024 at Case # 4141 of 2024 did present its Return to Court confirmation of the public sale held September 9<sup>th</sup>, 2024, pursuant to the Real Estate Tax Sale Law, 1947, July 7, P.L. 1368, No. 542, as amended. Any objections or exceptions to such sale may be filed by an owner or lien creditor within thirty (30) days after the date of return, otherwise, the return will be confirmed absolutely.

Timothy C. Andrews  
Solicitor  
Westmoreland County

8 Nov

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### FITZGIBBONS LAW OFFICES, P.L.C.

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P.O. Box 11208

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Edwinus M. van Vianen, SBN 018939

Email: [ed@fitzgibbonslaw.com](mailto:ed@fitzgibbonslaw.com)

Attorneys for Petitioners

### IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

### IN AND FOR THE COUNTY OF PINAL

Case No. S1100DO202400216

### SUMMONS

Assigned to the Hon. Kyle J. Ewing

In re the Matter of:

JOSEPH HUMENANSKY and  
PAULETTE HUMENANSKY,

Petitioners,

vs.

BRIAN HUMENANSKY, AMANDA FLOCK,  
and SAMUEL PAUL SETHMAN,

Respondents.

**WARNING: This is an official document  
from the court that affects your rights.**

**Read this carefully.**

**If you do not understand it, contact a  
lawyer for help.**

### FROM THE STATE OF ARIZONA TO: SAMUEL PAUL SETHMAN

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "Summons".
2. If you do not want a judgment or order entered against you without your input, you must file a written "Answer" or a "Response" with the court, and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "Answer" or "Response", or show up in court. To file your "Answer" or "Response", take or send it to Clerk of the Superior Court, P.O. Box 2730, FLORENCE, AZ 85132, or electronically file your "Answer" or "Response" through one of Arizona's approved electronic filing systems at <http://www.azcourts.gov/efilinginformation>. After filing, mail a copy of your "Response" or "Answer" to the other party at their current address. NOTE: If you do not file electronically, you will not have electronic access to the documents in this case.
3. If this "Summons" and the other court papers were served on you by a registered process server or the Sheriff within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of the Superior Court. If this "Summons" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your





“Response” or “Answer” must be filed within THIRTY (30) CALENDAR DAYS from the date that the “Acceptance of Service” was filed with the Clerk of the Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete thirty (30) days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioners at the address listed at the top of the preceding page, or from the Clerk of the Superior Court’s Customer Service Center.
5. If this is an action for dissolution (divorce), legal separation, or annulment, either or both spouses may file a *Petition for Conciliation* for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision-making (legal custody) and parenting time issues regarding minor children.

6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.

Given under my hand and seal of the Superior Court of the State of Arizona in and for the County of Pinal this 4th day of October, 2024.

REBECCA PADILLA  
Clerk of the Superior Court  
/s/ Aubrey Ramos  
Deputy Clerk

25 Oct; 1/8/15 Nov

**PUBLIC NOTICE**

The land and soil herein described and recorded and held in my private possession is an heirloom homestead known as Lot No. 214 in the Second Addition to the Caruthers Hill Plan of Lots No. 1 situated in the Township of North Huntingdon, County of Westmoreland, and Commonwealth of Pennsylvania, said Plan recorded at Plan Book 89, Page 615 and 616, more particularly bounded and described as follows, to wit:

Beginning at the corner of Lot 214 and Lot 213 along Adele Drive, having a 50 foot right-of-way, said corner being marked on the top of an existing pad-mounted transformer, thence N 37° 44' 37" W, 165.95 feet along the boundary line of Lot 214 and Lot 213 to a steel pin, thence N 48° 04' 49" E, 101.86 feet along the boundary line of Lot 214 and lands of William Cauthers to a steel pin, thence S 28° 57' 30" W, 183.33 feet along the boundary line of Lot 214 and Lot 215 to a steel pin at the northern side of the 50 foot right-of-way of Adele Drive, thence along the line of Adele Drive, S 61 ° 02' 30 W, 28.10 feet; thence continuing along Adele Drive by a curve to the left, having a radius of 300.00 feet, and an arc length of 46.00 feet to a steel pin, being the point of beginning (P.O.B.). Containing an area of 15,129.5 square feet, or 0.35 acres in Pennsylvania, belonging to living Americans who are domiciled on the land and soil or Pennsylvania, one of the sovereign unincorporated State members or The United States of America (Unincorporated) established September 9, 1776. This land and soil are under private and competent possession by the Landlords, and this is a recorded Public Notice of the new legal description for land patent regarding this privately held land. Any claims to the land may be addressed to the following Esther M Franklin in care or this address 140 Main St. PO Box 6 Irwin, PA 15642. Let this be Fair and Public Notice to All Parties Public and Private: Notice to Agents is Notice to Principals, Notice to Principals is Notice to Agents:

8/15/22 Nov

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA

CIVIL ACTION  
No: 24CI01695

**U.S. Bank Trust Company, National  
Association Not In Its Individual Capacity,  
But Solely As Trustee for the CIM Trust  
2023-NR1 Mortgage-Backed Notes, Series  
2023-NR1,**

Plaintiff,

vs.

**Unknown heirs, successors, assigns  
and all persons, firms, or associations  
claiming right, title, or interest from or  
under Dana K. Packey aka Dana Kathleen  
Packey, deceased mortgagor and owner,**

Defendant(s).

**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 (20) 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  
YOU 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.**

**Lawyer Referral Service  
Westmoreland County Bar Association  
PO Box 565**

**Greensburg, PA 15601  
(724) 834-8490**

**<http://irs.westbar.org>**

Mehmet Basoglu, Esquire  
14000 Commerce Parkway, Ste H  
Mount Laurel, NJ 08054  
Phone(856)724-1888

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **PINE RUN ASSOCIATES, LLC**, a Pennsylvania limited liability company, organized and existing under the laws of the Commonwealth of Pennsylvania, has elected to voluntarily dissolve and is winding up its affairs in the manner prescribed in 15 Pa.C.S. §8871, et seq., so that its existence shall cease upon the filing of a Certificate of Dissolution in the Commonwealth of Pennsylvania, Department of State.

James J. Conte, Attorney at Law  
1004 Ligonier Street, 4th Floor  
Latrobe, PA 15650

8 Nov

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **CARAMELLA FAMILY ASSOCIATES**, a Pennsylvania limited partnership, organized and existing under the laws of the Commonwealth of Pennsylvania, has elected to voluntarily dissolve and is winding up its affairs in the manner prescribed in 15 Pa.C.S. §8681, et seq., so that its existence shall cease upon the filing of a Certificate of Termination in the Commonwealth of Pennsylvania, Department of State.

James J. Conte, Attorney at Law  
1004 Ligonier Street, 4th Floor  
Latrobe, PA 15650

8 Nov

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **PINE RUN ASSOCIATES, LP**, a Pennsylvania limited partnership, organized and existing under the laws of the Commonwealth of Pennsylvania, has elected to voluntarily dissolve and is winding up its affairs in the manner prescribed in 15 Pa.C.S. §8681, et seq., so that its existence shall cease upon the filing of a Certificate of Termination in the Commonwealth of Pennsylvania, Department of State.

James J. Conte, Attorney at Law  
1004 Ligonier Street, 4th Floor  
Latrobe, PA 15650

8 Nov

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **CARAMELLA FAMILY ENTERPRISES, LLC**, a Pennsylvania limited liability company, organized and existing under the laws of the Commonwealth of Pennsylvania, has elected to voluntarily dissolve and is winding up its affairs in the manner prescribed in 15 Pa.C.S. §8871, et seq., so that its existence shall cease upon the filing of a Certificate of Dissolution in the Commonwealth of Pennsylvania, Department of State.

James J. Conte, Attorney at Law  
1004 Ligonier Street, 4th Floor  
Latrobe, PA 15650

8 Nov

In the Court of Common Pleas of  
Westmoreland County, Pennsylvania  
Civil Division  
No. GD 24-3502

In Rem Eminent Domain

In Re: Condemnation by the Township of Penn (hereinafter "Township") of Property Located in the Township of Penn, Westmoreland County, Pennsylvania, for the Willows Storm Improvement Project (Block and Lot No. 55-13-06-0-043)

Condemnee(s) Knox Development, LLC, and any other person found to have an interest in the following property condemned:

ALL THAT CERTAIN tract or parcel of ground situate in Penn Township, Westmoreland County, Commonwealth of Pennsylvania, being Lot No. 216 in the Willows Phase II, recorded in Plan Book Volume 90, pages 2040-2041. BEGINNING at a point on the westerly side of Durst Road, 50 feet wide at the dividing line of Lot No. 122 in the Willows Phase I, recorded in Plan Book Volume 90, pages 716-771 and Lot No. 216 in the Willows Phase II, recorded in Plan Book Volume 90, pages 2040-2041; thence along the westerly line of Durst Road South 37 degrees 45'13" West 125.00 feet to a point on the property line of now or formerly of John E. Allen; thence along the property line of now or formerly of John E. Allen North 54 degrees 22'59" West, 183.52 feet to a point on Lot No. 208; thence along the property line of Lot No. 208 and Lot No. 216 North 33 degrees 29'56" East 132.20 feet to a point; common to Lots

No. 208, 209 and 216; thence along the property line of Lot No. 209 and Lot No. 216 and along Lot No. 122 South 52 degrees 14'47" East 193.20 feet to a point the place of beginning. Tax ID: 55-13-06-0-043-00-00.

Known as Parcel No. 55-13-06-0-043, and being the same premises that Fannie Mae a/k/a Federal National Mortgage Association conveyed by Deed delivered to Knox Development LLC dated September 7, 2022, and recorded October 3, 2022 in the Westmoreland County Recorder of Deeds as Instrument No. 202210030034496.

In accordance with Section 305 of the Pennsylvania Eminent Domain Code, codified at 26 Pa.C.S. § 305, the Township of Penn hereby gives notice that:

1. The Township of Penn filed a Declaration of Taking on August 28, 2024 in the Court of Common Pleas of Westmoreland County, Pennsylvania at No. GD 24-3502. This was filed pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1.

2. The Condemnor is Township of Penn, a municipal corporation and political subdivision created by and existing under the provisions of the First Class Township Code, 53 P.S. §§ 5501 et seq., whose principal office is located at 2001 Municipal Court, Harrison City, PA 15636 located in Penn Township, Westmoreland County, Pennsylvania.

3. Penn Township is authorized and empowered by Section 3 of the Act of July 18, 2007, P.L. 169, No. 44, as amended, and by the First Class Township Code, 53 P.S. § 56901, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Willows Storm Improvement Project.

4. This Declaration of Taking was authorized by a Resolution adopted August 21, 2024 by the Township Board of Commissioners. The record thereof may be examined at the Township's office.

5. The purpose of the condemnation is to acquire property interests necessary to implement the Willows storm improvement project.

6. The property condemned is situate in the Township of Penn, Westmoreland County and consists of 355 square feet in permanent easement and 472 square feet of temporary easement. A plan of the property condemned sufficient for its identification has been filed with the Westmoreland County Prothonotary and recorded with the Westmoreland County Recorder of Deeds in accordance with Section 304 of the Eminent Domain Code of 2006

7. The nature of the title hereby condemned is a permanent easement and a temporary construction easement.

8. A plan showing the condemned property may be inspected at the law offices of Babst Calland, Two Gateway Center, Pittsburgh, PA 15222 and at the Township Municipal Building, 2001 Municipal Court, Harrison City, PA 15636 during regular business hours.

9. The Condemnor is a taxing body and thus by filing the Declaration of Taking, the raised tax funding is pledged as security for payment of just compensation pursuant to Section 303(b) of the Eminent Domain Code of 2006.

10. If you wish to challenge the power or right of the Condemnor, the Township of Penn, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Westmoreland County, Pennsylvania, within thirty (30) days after publication of this Notice.

Township of Penn  
By: Michael Korn, Esquire  
Babst Calland  
Two Gateway Center, 6th Floor  
Pittsburgh, PA 15222  
(412) 394-5400  
(412) 394-6576 (facsimile)  
[mkorns@babstcalland.com](mailto:mkorns@babstcalland.com)

8 Nov

**CHANGE OF NAME NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA

No. 3752 of 2024

In re: Petition of Matthew John Ceconello  
for change of name to Matthew John  
DeCarlo

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 14th day of November, 2024, at 1:30 P.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.

8 Nov

**TRUSTEE NOTICE**

Patricia R. Gallagher, late of NORTH HUNTINGDON, WESTMORELAND, Pennsylvania, deceased, having created the **PATRICIA R. GALLAGHER LIVING TRUST** appointed Michael Gallagher as Successor Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

PATRICIA R. GALLAGHER, Deceased

Late of NORTH HUNTINGDON,  
WESTMORELAND, PA

Trustee: Michael Gallagher  
1200 Sunflower Lane  
Jeannette, PA 15644

Attorney: Molly M. Creenan,  
Esquire

Creenan & Baczkowski, PC  
3907 Old William Penn Hwy.,  
Ste. 304

Murrysville, PA 15668

1/8/15 Nov

**NOTICE OF TRUST ADMINISTRATION**

Re: Sara L. Brock, Deceased  
Last Address: Murrysville, PA  
Date of Death: June 30, 2024

Revocable Trust Notice is hereby given of the administration of the **LARRY L. BROCK, SR. AND SARA L. BROCK MANAGEMENT, PROTECTION & INCOME TRUST FOR INVESTMENTS, FUND A DATED JUNE 20, 2011**, and the **LARRY L. BROCK, SR. AND SARA L. BROCK MANAGEMENT, PROTECTION & INCOME TRUST FOR INVESTMENTS, FUND B DATED JUNE 20, 2011**. Christina L. Brock, Trustee of the Trust c/o Karen E. Bononi, Esquire, Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.

All persons having claims against the Trust are requested to make known the same to the Trustees or Attorney named below. All persons indebted to the Trust are requested to make payment without delay to the Trustees or Attorney named below.

Karen E. Bononi, Esquire  
Cafardi Ferguson + Wyrick  
2605 Nicholson Road, Suite 2201  
Sewickley, PA 15143

25 Oct; 1/8 Nov

**NOTICE OF TRUST ADMINISTRATION**

Virginia M. Turner Revocable Trust dated December 17, 1992. Virginia M. Turner, Deceased. Notice is hereby given of the Administration of the **VIRGINIA M. TURNER REVOCABLE TRUST DATED DECEMBER 17, 1992**, Virginia M. Turner, late of the City of Latrobe, Westmoreland County, Pennsylvania, died on August 9, 2024. Successor Trustee designated in the Virginia M. Turner Revocable Trust is her son, Nathan Turner.

All persons having claims against this Trust or Virginia M. Turner are requested to make the same known to Nathan Turner or his attorney named below. All persons indebted to the Trust or Virginia M. Turner are requested to make payment without delay to Nathan Turner or his Attorney named below.

Nathan Turner, Trustee  
c/o Penn Liberty Law, LLC  
121 N Main Street  
Suite 112  
Greensburg, PA 15601  
  
Attorney Jenna Miller  
Penn Liberty Law, LLC  
121 N Main Street  
Suite 112  
Greensburg, PA 15601

1/8/15 Nov

**NOTICE TO POTENTIAL HEIRS AND BENEFICIARIES OF MARGARET M. HARRISON f/k/a MARGARET M. STIMAC and FRANK J. HARRISON**

All persons with a potential interest in the Estate of Margaret M. Harrison f/k/a Margaret M. Stimac who died on June 1, 2011 and the Estate of Frank J. Harrison who died on December 23, 2010, are hereby notified that property belonging to Margaret M. Harrison f/k/a Margaret M. Stimac and Frank J. Harrison are currently subject to litigation in the Court of Common Pleas of Westmoreland County, Pennsylvania at No. 3522 of 2024. A hearing on the matter will be held on December 2, 2024, at 11:30 a.m. in Courtroom Nine before the Honorable Chris Scherer. Any heirs, beneficiaries, or interested parties are urged to contact the undersigned attorney immediately if they wish to participate or make their interests known.

Failure to respond before December 2, 2024, will result in a waiver of your right to participate in this litigation and to make a claim to the property owned by Margaret M. Harrison f/k/a Margaret M. Stimac and Frank J. Harrison.

Douglas L. Price, Esquire  
PRICE LEGAL GROUP  
227 Tech Road  
Pittsburgh, PA 15205  
(412) 916-0366  
dprice@pricelegallgroup.com

8 Nov

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**AUDIT OF ACCOUNTS TO BE HEARD**

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NOTICE BY KATIE PECARCHIK, 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 November 19, 2024 9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. DONNA E. HECKMAN—Eric E. Bononi Admr—Eric E. Bononi
2. GINGER L. CLAWSON—Keith W. Clawson Exr—Richard F. Boyle, Jr.
3. JAMES D. MACK—Robert G. Mack Admr c.t.a.—Richard F. Boyle, Jr.
4. DOROTHY E. PANICHELLA—James E. Errett Exr—Richard M. Conte
5. DANIEL M. HARTUNG—Dana M. McKee Exrx—L. Christian DeDiana
6. JOHN OSLOSKY, JR.—Dennis J. Olosky Exr—Scott A. Fatur
7. SAMUEL Z. SCOTT—Larry Shirey Joseph D'Astolfo Gerald Popovec Exrs—Kim Ross Houser

8. MARY ANN CIESLINSKI, a/d JUDY CIESLINSKI, a/d JUDY CALLIPARE, a/d MARY ANN CALLIPARE—Robert Cieslinski, Jr. Exr—Larry D. Loperfido
9. HAZEL I. LAUGHNER—James Laughner Exr—David K. Lucas
10. CAROLYN L. MCILNAY—Daniel E. McIlnay Exr—David K. Lucas
11. JAMES D. PAUL—Randall L. Paul Exr—Carmine V. Molinaro, Jr.
12. LYLE E. BRUNOT—Deborah B. Massafra Exrx—Nicole M. Pardus
13. HILDA MARY FINNERTY, a/d MIMI FINNERTY —Suzanne Costello Admr d.b.n.c.t.a.—David G. Petonic
14. JOHN EDWARD MURRMAN, a/d JONATHAN MURRMAN—Warren D. Murrman aka Daniel L. Murrman Admr c.t.a.—John K. Sweeney
15. LOIS ANN WATSON—Samuel G. White Exr—Todd T. Turin
16. JAMES V. ZUZIK, a/d JAMES VINCENT ZUZIK, a/d JIM ZUZIK—John William Zuzik Exr—Denis P. Zuzik

#### 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 Chris F. Scherer, Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on November 19, 2024 at 9:00 A.M. Prevailing Time in Courtroom 9.

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>

8/15 Nov

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## SHERIFF SALES

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**JAMES ALBERT, Sheriff  
of Westmoreland County, PA  
MONDAY, JANUARY 6, 2025**

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 JANUARY 16, 2025 (*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 JANUARY 6, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Michael R. Segiel aka Michael Segiel and Kimberly J. Segiel

Execution No.: 686 of 2017

Judgment Amt.: \$205,310.47\*

\*Plus \$33.75 per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, accruing from 03/24/17 through to the date of sheriff's sale

Attorney: Roger Fay, Esquire; Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, 856-724-1888

ALL the right, title, interest and claim of: Michael R. Segiel aka Michael Segiel and Kimberly J. Segiel of in and to:

North Huntingdon Township; 1940 Cheryl Drive, Irwin, PA 15642; Lot #4 in Drennan Heights Plan recorded in Plan Book Vol. 38, PG. 90. A Residential Dwelling; Deed Book Vol. 3696, PG. 196

TAX MAP# 54-10-03-0-055

2.

Property of: Cheryl Guerrieri, Individually and as Executrix of the Estate of James P. Guerrieri and United States of America

Execution No.: 5221 OF 2017

Judgment Amt.: \$329,289.12

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

ALL the right, title, interest and claim of: Cheryl Guerrieri, Individually and as Executrix of the Estate of James P. Guerrieri and United States of America of in and to:

Rostraver Township; 920 Collinsburg Road, West Newton, Pennsylvania 15089; Residential Dwelling; Instrument Number: 199611061216990 in Book Number: 3451 and Page Number: 239

TAX MAP# 56-03-09-0-065

3.

Property of: Annette Malanowsky

Execution No.: 2646 OF 2019

Judgment Amt.: \$117,228.96

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

ALL the right, title, interest and claim of: Annette Malanowsky of in and to:

Rostraver Twp; 900 Collinsburg Road, West Newton, Pennsylvania 15089; Residential Dwelling; Book Number: 2005 and Page Number: 996

TAX MAP# 56-03-09-0-064

4.

Property of: Althea Bell

Execution No.: 3459 of 2019

Judgment Amt.: \$18,666.14

Attorney: Marissa B. Levin, [mlevin@papernick-gefsky.com](mailto:mlevin@papernick-gefsky.com), PAPERINICK & GEFSKY, LLC One Oxford Centre, 301 Grant St., Suite 3420 Pittsburgh, PA 15219

ALL the right, title, interest and claim of: Althea Bell of in and to:

Hempfield Township; 2201 Hunt Club Drive, Greensburg, PA 15601; A residential dwelling; DEED INSTRUMENT # 201008050027246

TAX MAP# 50-20-04-0 092

5.

Property of: Andrew K Linden and Daniele K. Linden

Execution No.: 4656 of 2019

Judgment Amt.: \$171,216.05



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

ALL the right, title, interest and claim of: Andrew K Linden and Daniele K. Linden of in and to:

City of Greensburg; 40 Forest Avenue, Greensburg, Pennsylvania 156010000; Residential Dwelling; Instrument Number 201405120014028

TAX MAP# 10-02-07-0-216

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6.

Property of: Laurel M. Clark-Barlock

Execution No.: 1316 of 2020

Judgment Amt.: \$43,523.19

Attorney: Mark L. Sorice, Esq., 229 S Maple Ave, Greensburg PA 15601, (724) 836-7378

ALL the right, title, interest and claim of: Laurel M. Clark-Barlock, a/k/a Laurel Barlock of in and to:

Unity Township; 269 Arnel Road, Latrobe PA 15650; A residential dwelling and attached garage; DEED INSTRUMENT # 2271, p 1153

TAX MAP# 61-25-00-0-039

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7.

Property of: Richard Maglet a/k/a Richard W. Maglet, Deceased and Russell S. Maglet, Sr. a/k/a Russell S. Pete Maglet, Sr., Deceased

Execution No.: 21CJ03629

Judgment Amt.: \$83,096.13

Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex Suite 215 Trevoese, PA 19053

ALL the right, title, interest and claim of: David Maglet, Solely in His Capacity as Heir of Russell S. Maglet, Sr. a/k/a Russell S. Pete Maglet, Sr., Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Russell S. Maglet, Sr. a/k/a Russell S. Pete Maglet, Sr., Deceased, Tracey Maglet, solely in capacity as heir of Richard Maglet a/k/a Richard W. Maglet, Deceased, Richard Maglet, Jr., solely in capacity as heir of Richard Maglet a/k/a Richard W. Maglet, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Richard Maglet a/k/a Richard W. Maglet, Deceased of in and to:

Rostraver Twp; 911 Route 906 East a/k/a 911 Rt 906 E, Webster, Pennsylvania 15087; 56-08-02-0-063; 0.00; Residential property. INSTRUMENT #200708150038785

TAX MAP# Block Lot - Parcel 56-08-02-0-063

8.

Property of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janie E. Sokol, Chris Sokol, known Heir of Janie Sokol, deceased and Nadine Ellena, known Heir of Janie Sokol, deceased

Execution No.: 22CJ00042

Judgment Amt.: \$84,462.78

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janie E. Sokol; Chris Sokol, known Heir of Janie Sokol, deceased; and Nadine Ellena, known Heir of Janie Sokol, deceased of in and to:

City of New Kensington; 1740 Freeport Road, New Kensington, PA 15068; 13 and the northerly 10 feet of lot 14; Residential Dwelling; DBV 2098 PG# 387

TAX MAP# 24-03-04-0-118

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9.

Property of: Howard V. Swank

Execution No.: 500 of 2022

Judgment Amt.: \$109,854.85

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

ALL the right, title, interest and claim of: Howard V. Swank of in and to:

Salem Twp; 122 Charles Street, F/K/A 347 Charles Street, Export, PA 15632; Residential Dwelling; Instrument Number: 201805040013710

TAX MAP# 57-05-00-0-088

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10.

Property of: John F. Novak, III and Patricia A. Novak

Execution No.: 22CJ01126

Judgment Amt.: \$117,911.09

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: JOHN F. NOVAK, III AND PATRICIA A. NOVAK of in and to: CITY OF GREENSBURG; 748 EASTVIEW AVE, GREENSBURG, PA 15601-1718; A RESIDENTIAL DWELLING; 200111150064085

TAX MAP# 10-02-04-0-063

11.

Property of: SOPHIA A. VAN GORDER;  
CRAIG VAN GORDER

Execution No.: 22CJ01761

Judgment Amt.: \$116,385.08

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole C. Rizzo, Esquire ID No. 332712/ Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: SOPHIA A. VAN GORDER; CRAIG VAN GORDER of in and to: HEMPFIELD TOWNSHIP; 238 HUMPHREY ROAD GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200911200046339

TAX MAP# 50-22-01-0-076

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12.

Property of: Kevin F. Kushner and Rebecca A. Kushner

Execution No.: 1901 of 2022

Judgment Amt.: \$156,666.16\*

\*Plus per diem interest together with escrow advances and costs of collection, including reasonable attorney fees, title fees, property valuation fees and property preservation fees, accruing from 05/29/24 through to the date of sheriff's sale.

Attorney: Roger Fay, Esquire; Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, 856-724-1888

ALL the right, title, interest and claim of: Kevin F. Kushner and Rebecca A. Kushner of in and to:

Delmont Borough; 329 Circle Drive, Delmont, PA 15626; Lot 4 in Hillcrest Plan of Lots recorded in Plan Book Vol. 13, PG 34. A Residential Dwelling; Instrument No.: 2006-07070032676

TAX MAP# 25-02-10-0-002

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13.

Property of: Jeffery R. Plues, Sr

Execution No.: 22CJ02119

Judgment Amt.: \$63,514.67

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: JEFFERY R. PLUES, SR of in and to:

BOROUGH OF PENN; 201 YOUGHIOGHENY ST, PENN, PA 15675; A RESIDENTIAL DWELLING; 200504180018285

TAX MAP# 29-01-10-0-197

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14.

Property of: TYLER S. NEWILL

Execution No.: 22CJ03179

Judgment Amt.: \$191,583.82

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

ALL the right, title, interest and claim of: TYLER S. NEWILL of in and to:

BOROUGH OF MOUNT PLEASANT; 776 West Vine Street aka 776 W. Vine St. aka 776 Vine St. Mount Pleasant, PA 15666; HSE LTS 77 78 GAR; A RESIDENTIAL DWELLING; INSTRUMENT #201912230040046

TAX MAP# 21-01-14-0-146

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15.

Property of: Keith P. Bugajski

Execution No.: 22CJ04452

Judgment Amt.: \$143,840.10

Attorney: Caroline P. Aprahamian, 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: Keith P. Bugajski of in and to:

Manor Boro; 302 Mount Pleasant Boulevard, Irwin, PA 15642; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200408260051734

TAX MAP# 19-03-03-0-065

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16.

Property of: LOGAN AID PROPCO LLC

Execution No.: 23CI02907

Judgment Amt.: \$448,533.980.36 (plus interests & costs)

Attorney: Victoria Russel, 1717 Arch Street, Suite 3100, Philadelphia, PA 19103, 215. 851.8237

ALL the right, title, interest and claim of: LOGAN AID PROPCO LLC of in and to:

Lower Burrell City; Logan Place, 139 Craigdell Road, Lower Burrell, PA 15068 (aka 180 Craigdell Road); Buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the premises; DEED INSTRUMENT # 201412310042592

TAX MAP# 17-03-09-0-024

17.

Property of: Kristina M. Homan and William J. Homan

Execution No.: 23CJ03075

Judgment Amt.: \$117,014.67

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: Kristina M. Homan and William J. Homan of in and to:

City of Greensburg; 621 Vine Street, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201606090017886

TAX MAP# 10-04-04-0-417

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19.

Property of: C Janine Hoyle and David F. Hoyle

Execution No.: 23CJ03369

Judgment Amt.: \$43,251.73

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: C Janine Hoyle and David F. Hoyle of in and to:

Derry Township; R D 4 Box 18 a/k/a/ 512 Pandora Rd, Derry, PA 15627; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200802190006794

TAX MAP# 45-35-00-0-077

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21.

Property of: KYLIE R. EZYKOWSKY

Execution No.: 23CJ03591

Judgment Amt.: \$111,661.78

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

ALL the right, title, interest and claim of: KYLIE R. EZYKOWSKY of in and to:

TOWNSHIP OF LIGONIER; 315 Lone Star Lane Rector, PA 15677 315 Lone Star Ln, Rector, PA 15677; LTS 21 22 PT LT 20 HSE; A RESIDENTIAL DWELLING; Instrument No: 201702220006029

TAX MAP# 51-33-07-0-009

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22.

Property of: MARGARET E. MCHALE

Execution No.: X3770 OF 2023

Judgment Amt.: \$28,994.93

Attorney: Adam J. Long, Esquire, Long & Long, LLC, 305 West Pittsburgh Street, Greensburg, PA 15601

ALL the right, title, interest and claim of: Margaret E. McHale of in and to:

Municipality of Murrysville; 2915 Seneca Court, Export, PA 15632; Residential Dwelling; Deed Book Volume 1767, Page 188; N/A

TAX MAP# 49-15-05-0-052

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23.

Property of: Tracey L. Patrick

Execution No.: 3996-2023

Judgment Amt.: \$126,383.39

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: TRACEY L. PATRICK of in and to:

CITY OF NEW KENSINGTON; 103 WOODSTONE LN 53, NEW KENSINGTON, PA 15068; Unit 53 Pinecrest Condo; A RESIDENTIAL DWELLING; 201908280025724

TAX MAP# 24-02-13-0-171

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24.

Property of: EDWARD MATHEWS AND KATHLEEN MATHEWS, HUSBAND AND WIFE, DECEASED

Execution No.: 23CJ04482

Judgment Amt.: \$36,498.73

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: HEIDI MATHEWS, IN HER CAPACITY AS HEIR OF EDWARD MATHEWS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD MATHEWS of in and to:

ROSTRAVER TOWNSHIP; 1248 BROAD AVE BELLE VERNON, PA 15012; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200702210008084

TAX MAP# 56-16-06-0-186

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25.

Property of: DUANE R. COPELAND, SINGLE, DECEASED

Execution No.: 23CI04774

Judgment Amt.: \$62,623.34

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole Rizzo, Esquire ID No. 332712/Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: DENISE DUBAC, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DUANE R. COPELAND ; DEBORAH COPELAND, IN HER CAPACITY AS HEIR OF DUANE R. COPELAND ; KAREN COPELAND, IN HER CAPACITY AS HEIR OF DUANE R. COPELAND ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE R. COPELAND, DECEASED of in and to:

ALLEGHENY TOWNSHIP; 1373 COPELAND RD LEECHBURG, PA 15656; 1.89; A RESIDENTIAL DWELLING; DBV 3802 PG# 103

TAX MAP# 42-12-00-0-006

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26.

Property of: CHARLES E. THOMAS, DECEASED

Execution No.: 23CJ04994

Judgment Amt.: \$70,646.20

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole C. Rizzo, Esquire PA ID No. 332712/ Cierra Mendez, Esquire PA ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: MARSHAA HALL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHARLES E. THOMAS, DECEASED; MARK M. THOMAS, IN HIS CAPACITY AS HEIR OF CHARLES E. THOMAS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES E. THOMAS , DECEASED of in and to:

JEANNETTE CITY; 707 CLARK AVENUE JEANNETTE, PA 15644; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201209100037371

TAX MAP# 14-03-04-0-051

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27.

Property of: Erik J. Finlayson

Execution No.: 24CJ00022

Judgment Amt.: \$83,920.30

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ERIK J. FINLAYSON of in and to:

LATROBE BOROUGH; 401 LLOYD AVENUE, LATROBE, PA 15650; A RESIDENTIAL DWELLING; 201806070017751

TAX MAP# 15-03-09-0-245

28.

Property of: Jill E. Anderson and Richard J. Santone, Sr.

Execution No.: 24CJ00192

Judgment Amt.: \$95,943.30

Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087

ALL the right, title, interest and claim of: Jill E. Anderson and Richard J. Santone, Sr. of in and to:

Township of Unity; 607 Bell Memorial Church, Latrobe, PA 15650; Residential Dwelling; DBV 191 PG# 5945 (or) INSTRUMENT #: 201906040015945

TAX MAP# 61-19-00-0-064

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29.

Property of: William S. Gillingham A/K/A William Gillingham

Execution No.: 24CI00215

Judgment Amt.: \$65,068.25

Attorney: Caroline P. Aprahamian, 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: William S. Gillingham A/K/A William Gillingham of in and to:

Greensburg City; 424 N Pennsylvania Ave, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200409030053571

TAX MAP# 10-02-11-0-177

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30.

Property of: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company

Execution No.: 24CJ01119

Judgment Amt.: \$104,914.99

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: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company of in and to:

City of Jeannette; 213 North Good Street, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-02-09-0-577

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31.

Property of: Gregory J. Daigle and Joan L. Daigle

Execution No.: 1182 OF 2024

Judgment Amt.: \$269,235.43

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

ALL the right, title, interest and claim of: Gregory J. Daigle and Joan L. Daigle of in and to:

Township of Unity; 933 Jamell Drive, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 200805290022679

TAX MAP# 61-18-02-0-095

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32.

Property of: Christopher William Robert Hall

Execution No.: 1378 OF 2024

Judgment Amt.: \$154,209.33

Attorney: Orlans PC, 200 Eagle Road, Bldg 2, Suite 120, Wayne, PA 19087, (484) 367-4191

ALL the right, title, interest and claim of: Christopher William Robert Hall of in and to:

Scottdale Borough; 510 S Chestnut Street, Scottdale, PA 15683; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 202109020036523; INSTRUMENT# 202109020036524

TAX MAP# 30-02-06-0-181

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33.

Property of: Charles Mahofski

Execution No.: 1391 OF 2024

Judgment Amt.: \$52,677.82

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

ALL the right, title, interest and claim of: Charles Mahofski of in and to:

Unity Township; 150 Armel Road, Latrobe, Pennsylvania 15650; Residential Dwelling; Instrument Number: 201007130024184

TAX MAP# 61-26-00-0-168

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34.

Property of: Jodie L. Macklin

Execution No.: 1393 OF 2024

Judgment Amt.: \$166,250.67

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

ALL the right, title, interest and claim of: Jodie L. Macklin of in and to:

Hempfield Township; 135 Penn Adamsburg Road, Jeanette, Pennsylvania 15644; Residential Dwelling; Instrument Number: 201901020000089

TAX MAP# 50-13-00-0-005

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35.

Property of: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company

Execution No.: 24CJ01458

Judgment Amt.: \$77,996.16

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: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company of in and to:

City of Jeannette; 5 Hacker Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-02-13-0-103

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36.

Property of: KRISTEN MARIE HARWICK AKA KRISTEN HARWICK AKA KRISTEN GASPARRO

Execution No.: 24CJ01459

Judgment Amt.: \$73,028.00

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

ALL the right, title, interest and claim of: KRISTEN MARIE HARWICK AKA KRISTEN HARWICK AKA KRISTEN GASPARRO of in and to:

Township of Salem; 3102 State Route 819 Slickville, PA 15684; HSE LOT 304; A RESIDENTIAL DWELLING; INSTRUMENT #201309250039364

TAX MAP# 57-02-09-0-051

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37.

Property of: Erik J. Rosengarth

Execution No.: 1472 of 2024

Judgment Amt.: \$59,927.89

Attorney: Kristine M. Anthon, Esq., Grenen & Birsic, P.C.

ALL the right, title, interest and claim of: Erik J. Rosengarth of in and to:

Borough of West Newton; 115 S. Third Street, West Newton, PA 15089; Lot No. 70 and Part of Lot 71; unknown; Single-Family Dwelling; INSTRUMENT #: 200907070026599

TAX MAP# 39-02-02-0-129

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38.

Property of: Inez R. Harpster and Frank E. Harpster, her husband

Execution No.: 24CJ01576

Judgment Amt.: \$27,087.53

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: Inez R. Harpster and Frank E. Harpster, her husband of in and to:

City of New Kensington; 935 Maiden Lane, New Kensington, AKA New Kensington, PA 15068; N/A; 0.00; Single Family Dwelling; DBV 3622 PG # 644  
TAX MAP# 24-03-04-0-040

39.

Property of: Brian E. Sadler  
Execution No.: 1597 of 2024  
Judgment Amt.: \$136,256.03

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1340, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Brian E. Sadler of in and to:

Township of Washington; 200 Mahen Lane, Apollo, PA 15613 a/k/a 200 State Route 356, Apollo, PA 15613; Having thereon erected a dwelling known as 200 Mahen Lane, Apollo, PA 15613 a/k/a 200 State Route 356, Apollo, PA 15613; INSTRUMENT NO. 201608310027797

TAX MAP# 63-05-00-0-206

40.

Property of: Jeffrey Waibel  
Execution No.: 1652 OF 2024  
Judgment Amt.: \$74,355.53

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: JEFFREY WAIBEL of in and to:

TOWNSHIP OF PENN; 15 DEPOT ST, PENN, PA 15675; Lot Nos. 408, 409, 410 and 411; A RESIDENTIAL DWELLING; 201802200005127

TAX MAP# 55-18-11-0-063

41.

Property of: Kimberly S. Doyle & Charles D. Doyle

Execution No.: 1653 of 2024  
Judgment Amt.: \$63,831.75

Attorney: Emmanuel J. Argentieri, Esq., 52 Newton Ave., Woodbury NJ 08096 856-384-1515

ALL the right, title, interest and claim of: Kimberly S. Doyle & Charles D. Doyle of in and to:

Township of Hempfield; 2610-2612 Brown Ave, f/k/a 108 Brown Ave., Grapeville, PA 15634; 0.0; House Gar & Lots 19 To 21 East Jeannette Plan 120 X 100; DEED INSTRUMENT # 200405040025921

TAX MAP# 50-08-13-0-090

42.

Property of: William D. Eckman Jr. and Sandy Mikesell

Execution No.: 24CJ01665  
Judgment Amt.: \$103,426.75

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: WILLIAM D. ECKMAN JR. AND SANDY MIKESELL of in and to: CITY OF NEW KENSINGTON; 436 ESTHER AVE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 201412010038925

TAX MAP# 24-01-16-0-083 a/k/a 24-01-16-0-083

43.

Property of: MICHAEL E. PEFFER  
Execution No.: 24CI01739  
Judgment Amt.: \$48,911.75

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

ALL the right, title, interest and claim of: MICHAEL E. PEFFER, of in and to:

CITY OF NEW KENSINGTON; 163.15 X 110.89 X IR; 303 SINCLAIR STREET, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT 2016-11230038512

TAX MAP# 24-06-01-0-136

44.

Property of: JOSHUA ROLLA; BOBBI JO ROLLA

Execution No.: 24CJ01745  
Judgment Amt.: \$125,865.89

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole Rizzo, Esquire ID No. 332712/ Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JOSHUA ROLLA; BOBBI JO ROLLA of in and to:

JEANNETTE CITY; 1205 ARLINGTON AVE JEANNETTE, PA 15644; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 2000612150060693

TAX MAP# 14-02-06-0-265

46.

Property of: John M Sapida  
 Execution No.: 1834 OF 2024  
 Judgment Amt.: \$158,556.87  
 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: JOHN M SAPIDA of in and to:  
 BOROUGH OF TRAFFORD; 230 CAVITT AVE, TRAFFORD, PA 15085; BR House & Lots 230-232; A RESIDENTIAL DWELLING; 202307170017766  
 TAX MAP# 36-03-03-0-200

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47.

Property of: Corey R. McDowell  
 Execution No.: 24CJ01883  
 Judgment Amt.: \$73,368.61  
 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: Corey R. McDowell of in and to:  
 Borough of Bolivar; 306 8th Street, Bolivar, PA 15923; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201409300031653  
 TAX MAP# 05-02-03-0-026

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48.

Property of: Jamie Yeager, Personal Representative of the Estate of Shirley Ann Dranzik a/k/a Shirley A. Dranzik a/k/a Shirley Dranzik, Deceased  
 Execution No.: 1996 of 2024  
 Judgment Amt.: \$95,454.73  
 Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966  
 ALL the right, title, interest and claim of: Jamie Yeager, Personal Representative of the Estate of Shirley Ann Dranzik a/k/a Shirley A. Dranzik a/k/a Shirley Dranzik, Deceased of in and to:  
 Hempfield Township; 1474 Mount Pleasant Road, Greensburg, PA 15601; Residential property. INSTRUMENT #: 201012200047564  
 TAX MAP# 50-34-00-0-008

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49.

Property of: Joshua E Chobanian and Emily Chobanian  
 Execution No.: 2017 of 2024

Judgment Amt.: \$73,660.38

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: JOSHUA E CHOBANIAN AND EMILY CHOBANIAN of in and to:  
 BELL TOWNSHIP; 624 KIER STREET, SALINA, PA 15680; Lot No. 20; A RESIDENTIAL DWELLING; 201603210008683  
 TAX MAP# 43-09-04-0-079

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50.

Property of: Stephen M. Lewandowski and Alice V. Lewandowski, husband and wife  
 Execution No.: 2063 OF 2024  
 Judgment Amt.: \$112,818.60  
 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: STEPHEN M. LEWANDOWSKI AND ALICE V. LEWANDOWSKI, HUSBAND AND WIFE of in and to:  
 BOROUGH OF SCOTTTDALE; 2311 COWLING RD, SCOTTTDALE, PA 15683; Lot # 74; A RESIDENTIAL DWELLING; Deed Book 3530, Page 537  
 TAX MAP# 30-01-13-0-155

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51.

Property of: GARY L. KOLAR  
 Execution No.: 24CJ02262  
 Judgment Amt.: \$44,765.87  
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
 ALL the right, title, interest and claim of: GARY L. KOLAR of in and to:  
 Township of East Huntingdon; 182 Central Road Tarrs, PA 15688; LOT & HSE SHED LOT; A RESIDENTIAL DWELLING; INSTRUMENT #200809100037634  
 TAX MAP# 47-04-15-0-014 and 47-04-15-0-015

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52.

Property of: MICHAEL P. HOWARD  
 Execution No.: 24CI02286  
 Judgment Amt.: \$82,220.92  
 Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Cierra Mendez, Esquire ID No. 334198/ 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: MICHAEL P. HOWARD of in and to:

SALEM TOWNSHIP; 201 SECOND ST A/K/A BOX 201 SECOND ST SLICKVILLE, PA 15684; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200608100039315

TAX MAP# 57-05-01-0-013

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53.

Property of: Joy Property Investments, LLC

Execution No.: 24CJ02340

Judgment Amt.: \$58,128.00

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: Joy Property Investments, LLC of in and to:

City of Jeannette; 1008 1/2 Gaskill Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-01-12-0-191

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56.

Property of: Carl E. Reynolds, Sr.

Execution No.: 24CJ02560

Judgment Amt.: \$22,197.34

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: Carl E. Reynolds, Sr. of in and to:

Mount Pleasant Township; 2655 RT 982 f/k/a 32 Main Street, Mammoth, PA 15664; Residential Dwelling; DBV 3341 PG 621

TAX MAP# 53-07-14-0-028 & 53-07-14-0-040

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57.

Property of: Krystina M Yallum

Execution No.: 24CJ02693

Judgment Amt.: \$149,444.13

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: KRYSTINA M YALLUM of in and to:

DELMONT BOROUGH; 4 LOU ANNE LANE, DELMONT, PA 15626; Lot #237; A RESIDENTIAL DWELLING; 201508310029757

TAX MAP# 25-01-15-0-088 A/K/A 25-01-15-0-088

58.

Property of: Richard C. Myers

Execution No.: 24CJ02796

Judgment Amt.: \$68,048.05

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: RICHARD C. MYERS of in and to:

TOWNSHIP OF MOUNT PLEASANT; 2935 STATE RT 31, ACME, PA 15610; A RESIDENTIAL DWELLING; 201812310040996

TAX MAP# 53-28-00-0-001

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59.

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

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

8/15/22 Nov



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