

Westmoreland Law Journal

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WESTMORELAND BAR ASSOCIATION - 724-834-6730 • WESTMORELAND LAW JOURNAL - 724-834-7260

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ABSTRACTS

REAL ESTATE & MORTGAGE CLOSINGS

www.westbar.org

westbar.org@westbar.org

WBA Activities

*All committee meetings and activities will be held at WBA Headquarters unless otherwise noted. Visit www.westbar.org for more information about activities and CLE courses, or to **register online**.*

JANUARY

- 9 Real Estate Committee, Noon
- 15 Family Law Committee, Noon
- 16 Membership Committee, Noon
- 17 Elder Law & Orphans' Court Committees, Noon
Board Meeting, 4 p.m.
- 21 Courthouse closed in observance of Martin Luther King Jr. Day
- 23 [PBI CLE] Practical Medicaid Planning 2019, 9 a.m. to 12:15 p.m., 3 substantive credits. **Register with PBI at 800-932-4637 or pbi.org.**
Ned J. Nakles American Inn of Court, 5 p.m.
- 25 [PBI CLE] Law and Human Anatomy 101, 9 a.m. to 4 p.m., 5 substantive and 1 ethics credits. **Register with PBI at 800-932-4637 or pbi.org.**

save the date!

Don't miss the first-ever WBA Technology Summit on February 27, 2019, at the Westmoreland Museum of American Art beginning at Noon. 3 CLE credits (tech-focused), lunch, reception, and vendor exhibit for just \$35.

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JANUARY–FEBRUARY 2019 COURT CALENDAR

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
7 JT CIVIL PFA SHERIFF SALE JT–MBD CMC–RDH/TAK REV–CAF CONT/COMP–MRJ	8 JT CIVIL PFA JT–MBD CMC–RDH/TAK CMC–CAF ^(PM) DC STAFF MTG– MBD ^(PM)	9 JT CIVIL JT–MBD A & EXP– RDH/CAF TAK	10 JT CIVIL JT–MBD CMC–CAF/TAK REV–RDH DC–MBD ^(PM)	11 JT CIVIL CIVIL MOTIONS JT–MBD CMC–CAF REV–TAK
14 PFA JT CIVIL JT REG SOUTH	15 PFA JT CIVIL JT REG SOUTH DC STAFF MTG– CAF ^(PM)	16 JT CIVIL JT REG SOUTH JUDGES' MTG	17 JT CIVIL JT REG SOUTH CMC–MBD DC–CAF ^(PM)	18 CIVIL MOTIONS JT CIVIL JT REG SOUTH REV–MBD
21 MARTIN LUTHER KING DAY HOLIDAY	22 PFA OC AUDITS ARBITRATION CMC–MBD/CAF RDH CRIM CALL–TAK DC STAFF MTG– MBD ^(PM)	23 PFA A & EXP– MBD/CAF RDH/TAK	24 CRIM CALL–RDH CMC–TAK/MBD REV–CAF S APPEAL–MRJ DC–MBD ^(PM)	25 CIVIL MOTIONS ARBITRATION CMC–RDH/TAK MBD/CAF
28 PFA ARBITRATION A & EXP–MBD CMC–RDH/CAF REV–TAK	29 PFA LSA CRIM CALL–MBD CMC–RDH/TAK CAF S APPEAL–MRJ ^(PM) DC STAFF MTG– CAF ^(PM)	30 A & EXP–CAF RDH/TAK	31 CMC–CAF/TAK REV–RDH S APPEAL–MRJ DC–CAF ^(PM)	Feb. 1 CIVIL MOTIONS CMC–CAF/RDH TAK CONT/COMP– MRJ

LEGEND FOR COURT CALENDAR

Judge Abbreviations

ABB = Alfred B. Bell, Senior Judge
 CAF = Christopher A. Feliciani
 MBD = Meagan Bilik-DeFazio
 MRJ = Richard E. McCormick, Jr., Senior Judge
 RDH = Rita Donovan Hathaway, President Judge
 TAK = Timothy A. Krieger

Court Event Abbreviations

A = Arraignment
 CIVIL CALL = Review trial status of civil cases
 scheduled for jury trial
 CONT/COMP = Contempt/Compliance Hearings
 CRIM CALL = Review trial status of criminal cases
 scheduled for jury trial
 CMC = Criminal Motions Court

CRM = No court scheduled; unless specially set
 by the Judge
 DC = Drug Court
 EXP = Expedited Pleas, ARDs, etc., negotiated at
 the preliminary hearing
 FT DUI/ARD = Fast Track DUI/ARD
 JT = Criminal Jury Trials; "REG SOUTH" refers
 to regions that are in trial during the term.
 JT CIVIL = Civil Jury Trials
 LSA = License Suspension Appeals
 NJ = Civil Non-Jury Trials
 NJT = Criminal Non-Jury Trials
 OC AUDITS = Orphans' Court Audits
 PFA = Protection from Abuse Hearings
 REV = Revocation Hearings
 S APPEAL = Summary Appeals
 SENTENCE = Sentencings

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 Number 3 of 2018

IN RE: INCREASE IN PROTHONOTARY FEES

APPROVAL

AND NOW, to wit, this 11 day of December, 2018, the Westmoreland County Prothonotary's request to increase fees and charges effective February 1, 2019, pursuant to 42 Pa.C.S.A. §21071.1(b) is approved at a level not to exceed 3.49%. The amount of this increase is the calculated percentage difference in the consumer price index for Urban Wage Earners and Clerical Workers for the U.S. City average, all items, not seasonally adjusted for the annual benchmarks of 2013 and 2011 the immediate three years preceding the last increase, which was effective May 11, 2014.

BY THE COURT:
 /s/ President Judge Rita Donovan Hathaway
 4/11/18/25 Jan

ORPHANS' COURT DIVISION
2019 Audit of Accounts

The Court will begin the audit of accounts of executors, administrators, trustees and guardians on a Tuesday of each month, continuing until all the cases have been heard, unless otherwise ordered, in accordance with the schedule below, in order to avoid conflict with trial cases.

Last Day for Filing Accounts	Audits Advertised During Week Beginning	Day for Auditing Accounts
Chris F. Scherer, Judge		
Courtroom Number 9 at 9:00 A.M.		
December 10, 2018	January 7, 2019	January 22, 2019
December 31, 2018	January 28, 2019	February 12, 2019
February 4, 2019	March 4, 2019	March 19, 2019
February 25, 2019	March 25, 2019	April 9, 2019
April 8, 2019	May 6, 2019	May 21, 2019
April 29, 2019	May 28, 2019*	June 11, 2019
Harry F. Smail, Jr., Judge		
Courtroom Number 2 at 9:00 A.M.		
June 10, 2019	July 8, 2019	July 23, 2019
August 5, 2019	September 3, 2019*	September 17, 2019
August 26, 2019	September 23, 2019	October 8, 2019
October 7, 2019	November 4, 2019	November 19, 2019
October 28, 2019	November 25, 2019	December 10, 2019

* Tuesday

**2019
Sheriff Sales of Real Estate**

**Jonathan Held, Sheriff of
Westmoreland County, Pennsylvania**

Westmoreland County Courthouse

JANUARY TERM 2019 AT 9:00 A.M.

Sale.....**JANUARY 7, 2019**
Last day to File Praecipe for
Writ with the Prothonotary.....SEPTEMBER 21, 2018
Last day for Sheriff
to receive Writs.....SEPTEMBER 28, 2018

MARCH TERM 2019 AT 9:00 A.M.

Sale.....**MARCH 4, 2019**
Last day to file Praecipe for
Writ with the ProthonotaryNOVEMBER 21, 2018
Last day for Sheriff
to receive WritsNOVEMBER 30, 2018

MAY TERM 2019 AT 9:00 A.M.

Sale.....**MAY 6, 2019**
Last day to file Praecipe for
Writ with the ProthonotaryJANUARY 18, 2019
Last day for Sheriff
to receive WritsJANUARY 25, 2019

JULY TERM 2019 AT 9:00 A.M.

Sale**JULY 1, 2019**
Last day to file Praecipe for
Writ with the ProthonotaryMARCH 22, 2019
Last day for Sheriff
to receive Writs.....MARCH 29, 2019

SEPTEMBER TERM 2019 AT 9:00 A.M.

Sale**SEPTEMBER 3, 2019** (Tuesday)
Last day to file Praecipe for
Writ with the ProthonotaryMAY 24, 2019
Last day for Sheriff
to receive Writs.....MAY 31, 2019

NOVEMBER TERM 2019 AT 9:00 A.M.

Sale**NOVEMBER 4, 2019**
Last day to file Praecipe for
Writ with the Prothonotary.....JULY 19, 2019
Last day for Sheriff
to receive Writs.....JULY 26, 2019

SUBJECT TO CHANGE BY ORDER OF COURT

**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 online at www.westbar.org/attorneys or by calling 724-834-6730.

FIRST PUBLICATION

JEANNE M. BUNYAN, a/d, JEANNE BUNYAN, late of North Huntingdon Township, Westmoreland County, PA
Exr.: Judith Filipowski
10585 Roseway Blvd
N. Huntingdon PA 15642

JEAN K. CAMERON, late of North Huntingdon Township, Westmoreland County, PA
Exr.: James L. Cameron
120 Pinebrook Dr.
Beaver Falls PA 15010

MARILYN LEE CHOMAS, a/d, MARILYN L. CHOMAS, late of Mount Pleasant Township, Westmoreland County, PA
Exrcs.: Lora J. McCloy
420 Orchard Avenue
Scottdale PA 15683
Goldie M. Sarber
67 State Street
Mt. Pleasant PA 15666
Atty.: Jon M. Lewis
Mears Smith Houser & Boyle, P.C.

MARY LOUISE COLAMARINO, late of Penn Township, Westmoreland County, PA
Exr.: John G. Colamarino
916 Castaway Lane
Lenoir City TN 37772
Atty.: Richard W. Schimizzi
Schimizzi Law, LLC

GARY L. DUBOIS, late of Derry Township, Westmoreland County, PA
Admrx.: Judith K. Ciszek
121 W. Second Street
Greensburg PA 15601

JUNE N. FAWCETT, a/d, JUNE W. FAWCETT, late of Sewickley Township, Westmoreland County, PA
 Exrx.: Janet R. Fawcett
 221 Wineland Drive
 Herminie PA 15637
 James E. Fawcett
 132 Emerald Avenue
 Irwin PA 15642
 Atty.: Tyler J. Jones
 Petrillo Jones, LLC

THOMAS A. FISHER, late of East Huntingdon Township, Westmoreland County, PA
 Admr.: Jamie Fisher
 725 Leighty Hollow Road
 Ruffsdale PA 15679
 Atty.: Matthew A. Curiale
 Law Offices of Matthew A. Curiale

LANCE A. FRYE, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Betsy J. Frye
 1001 Bouldin Road
 North Huntingdon PA 15642
 Atty.: Julian E. Gray
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220

PHILIP C. GARNER, late of South Greensburg Borough, Westmoreland County, PA
 Exrx.: Phylis DeFloria
 109 Kilowen Square
 Greensburg PA 15601
 Atty.: James A. Horchak
 QuatriniRafferty

NORMA T. HOPKINSON, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Charles L. Trozzo
 209 Duke Street
 Alexandria VA 22314-3805
 Robert G. Hopkinson
 219 Robin Hood Drive
 Irwin PA 15642
 Atty.: Shannon L. Crew
 Houston Harbaugh, P.C.
 Three Gateway Center
 401 Liberty Avenue, 22nd Floor
 Pittsburgh PA 15222-1005

MICHAEL ANGELO IANNACE, a/d, MICHAEL A. IANNACE, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Michele E. Iannace
 4033 W 182nd Street Unit B
 Torrance CA 90504
 Atty.: Tyler J. Jones
 Petrillo Jones, LLC

WILMA J. KEYS, late of the City of Monessen, Westmoreland County, PA
 Exrx.: Dana Keys-Frezell
 1700 Buckley Arch
 Virginia Beach VA 23453
 Atty.: James E. Miscavage
 Miscavage Law Offices
 55 Old Clairton Road, Suite 204
 Pleasant Hills PA 15236

BERNARD J. KLAWINSKI, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Alice E. Klawinski
 133 Sherwood Drive
 Greensburg PA 15601
 Atty.: Dominic Ciarimboli

ALAN D. LATTA, a/d, ALAN DALE LATTA, late of the Municipality of Murrysville, Westmoreland County, PA
 Exr.: Carl K. Litwin
 113 Murrysville Road
 Trafford PA 15085
 Atty.: Peter P. Cherellia

JOHN L. LEE SR, a/d, JOHN LAWRENCE LEE SR, late of Scottsdale Borough, Westmoreland County, PA
 Exr.: John L. Lee, Jr.
 121 North Mulberry Drive
 Mount Pleasant PA 15666

ANNE T. MICCOLIS, late of West Leechburg Borough, Westmoreland County, PA
 Exr.: Larry J. Miccolis
 112 Bryant Street
 Vandergrift PA 15690
 Atty.: James R. Antoniono
 DeBernardo, Antoniono, McCabe & Davis, P.C.

ANNA B. PENZERA, late of Hempfield Township, Westmoreland County, PA
 Exr.: Thomas Frank Penzera
 8010 Route 819
 Greensburg PA 15601
 Atty.: Matthew A. Curiale
 Law Offices of Matthew A. Curiale

RUDY M. ROSSI, a/d, RUDY ROSSI, late of the Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Terry Ann Rengers
 149 Birchwood Way
 Irwin PA 15642
 Atty.: Tyler J. Jones
 Petrillo Jones, LLC

JOSEPHINE L. SCHUMAKER, a/d, JOSEPHINE SCHUMAKER, late of Delmont Borough, Westmoreland County, PA
 Admr. c.t.a.: Gary G. Schumaker
 122 1/2 Hamilton Avenue
 Vandergrift PA 15690
 Atty.: Charles F. Fox, III
 Uncapher Uncapher and Fox

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THOMAS G. SPOR, late of Hempfield Township,
Westmoreland County, PA
Exrcs.: Terrie Prevenslik
318 Laurentz Lane
Greensburg PA 15601
Catherine Lewis
1047 Rear Carbon Road
Greensburg PA 15601
Atty.: James R. Silvis
O'Connell & Silvis

WILLIAM S. STIMMEL III, late of Donegal Township,
Westmoreland County, PA
Exrcs.: Richard W. Stimmel
2292 Salem Drive
Pittsburgh PA 15237
Brian E. Stimmel
113 Hunter Drive
Cranberry Township PA 16066

LOUISE VIMISLICKY, late of Mount Pleasant Borough,
Westmoreland County, PA
Exrcs.: Shawn M. Vimislicky
118 1/2 South Diamond Street
Mt. Pleasant PA 15666
Amy L. Walker
2275 Idylwood Station Lane
Falls Church VA 22043
Atty.: Randall G. Klimchock

PATRICE K. WHETZEL, late of Sewickley Township,
Westmoreland County, PA
Admrx.: Lindsey Whetzel
37 4th St.
Herminie PA 15637
Atty.: Mark D. Bolkovac
Bolkovac Law Offices

D. CAROLE WILKINSON, a/d, DOROTHY CAROLE
WILKINSON, late of the City of Greensburg,
Westmoreland County, PA
Exrcs.: Catherine J. Farris
36 Windhill Drive
Greensburg PA 15601
Atty.: Eric E. Bononi

SECOND PUBLICATION

STEVE BANKOVICH, late of the City of Monessen,
Westmoreland County, PA
Exrcs.: Wanda G. Pierce
127 Dally Road
Charleroi PA 15022
Atty.: Megan A. Kerns

FRANK W. BENACQUISTA, late of Delmont Borough,
Westmoreland County, PA
Admrs.: Diane L. Seybert
371 Kane Blvd.
Pittsburgh PA 15243
Joseph M. Benacquista
102 Foxchase Drive
Canonsburg PA 15317
Atty.: Thomas G. Michalek
Thomas G. Michalek & Associates
2042 Swallow Hill Ct.
Pittsburgh PA 15220

JAMES E. BITTINGER, late of South Greensburg Borough,
Westmoreland County, PA
Exrcs.: Lee A. Boehme
1407 Ashland Street
Greensburg PA 15601
Atty.: Mark E. Ramsier

MAUREEN S. BLAIR, a/d, MAUREEN SUE BLAIR, late of
the City of Lower Burrell, Westmoreland County, PA
Exrcs.: Colleen Zbezinski
116 Tartan Road
Gibsonia PA 15044
Atty.: Alan J. Stone
3058 Leechburg Road, Suites 10 & 11
Lower Burrell PA 15068

HAZEL M. BROWN, a/d, HAZEL MARIE BROWN, late of
Donegal Township, Westmoreland County, PA
Exrcs.: Nancy E. Brown
1039A Jones Mills-Stahlstown Road
Stahlstown PA 15687
Atty.: David S. DeRose
QuatriniRafferty

DANIEL P. CARNS, a/d, DANIEL PAUL CARNS, late of Ligonier Borough, Westmoreland County, PA
 Exrs.: Daniel P. Carns, Jr.
 130 Jackson Lane
 Ligonier PA 15658
 Mark J. Carns
 118 East Loyalhanna Street
 Ligonier PA 15658
 Atty.: Richard F. Flickinger
 Ligonier Law

GEORGE LEE DICKERSON, late of New Alexandria Borough, Westmoreland County, PA
 Admrx.: Joan Dickerson
 102 Washington St.
 New Alexandria PA 15670
 Atty.: Diane E. Murphy

NANCY P. ECKSTEIN, late of the Municipality of Murrysville, Westmoreland County, PA
 Admrx.: Ericka E. Matteo
 4804 Kerriane Lane
 Murrysville PA 15668
 Atty.: Laura Cohen
 Family Legal Center, LLC
 4372 Old William Penn Highway
 Monroeville PA 15146

HELEN T. ERO, a/d, HELEN ERO, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Bonita J. Gaudio
 214 Country Drive
 Rostraver Twp. PA 15012
 Atty.: Albert C. Gaudio

RANDALL A. EXTON, late of Arona Borough, Westmoreland County, PA
 Admrx. c.t.a.: Tina Kelly
 128 Waltz Mill Rd
 Ruffsedale PA 15679
 Atty.: J. Allen Roth
 757 Lloyd Ave
 Latrobe PA 15650

GEORGE F. FENTON, a/d, GEORGE F. FENTON, SR., a/d, GEORGE FENTON, SR., late of Washington Township, Westmoreland County, PA
 Exrx.: Ellen F. Rupert
 324 Evergreen Court
 Apollo PA 15613
 Atty.: Charles F. Fox, III
 Uncapher & Fox

DAVID L. FINK, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Cynthia L. Bloch
 1199 Cordelia Avenue
 San Jose CA 95129
 Atty.: David K. Lucas
 David K. Lucas & Associates

SHARON A. FIX, late of the City of Greensburg, Westmoreland County, PA
 Admr.: Mark Fix
 79202 Jefferson Avenue
 Greensburg PA 15601
 Atty.: Matthew A. Curiale
 Law Offices of Matthew A. Curiale

FRANCES M. FLYNN, a/d, FRANCES MAY FLYNN, late of Youngwood Borough, Westmoreland County, PA
 Exr.: William R. Flynn
 229 Wren Dr.
 Greensburg PA 15601

MARY LOUISE GEYER, a/d, MARY L. GEYER, late of Scottsdale Borough, Westmoreland County, PA
 Exrcs.: Laura Geyer
 225 Milo Street
 Scottsdale PA 15683
 Joanne Kerr
 1450 Mildred St.
 Scottsdale PA 15683

VIRGINIA J. GOEDICKE, a/d, VIRGINIA GOEDICKE, a/d, VIRGINIA JANE GOEDICKE, a/d, JANIE GOEDICKE, late of Vandergrift Borough, Westmoreland County, PA
 Exrx.: Sheila D. Pollick
 3013 3rd St.
 West Leechburg PA 15656
 Atty.: Samuel R. Coury

LOIS E. GWILLIM, a/d, LOIS GWILLIM, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Laine D. Gwillim
 806 Main Street
 Addison PA 15411
 Atty.: John Eric Bumbaugh
 Bumbaugh & Nicola

ANNA R. HECK, late of Mount Pleasant Borough, Westmoreland County, PA
 Exrcs.: Brenda Townsend
 232 S. Broadway St. Apt 212
 Scottsdale PA 15683
 Charlotte Sethman
 624 Garfield Ave.
 Scottsdale PA 15683
 Atty.: Michael A. Johnson

HELEN M. HIMES, a/d, HELEN M. BOYER HIMES, late of the City of New Kensington, Westmoreland County, PA
 Exr.: Glenn Albert Himes
 108 Arner Road
 Freeport PA 16229
 Atty.: Richard J. Bosco
 512 Market Street, P.O. Box 309
 Freeport PA 16229

MICHAEL T. HORVATH, a/d, MICHAEL HORVATH, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Diane Haag
 431 Regency Drive
 Pittsburgh PA 15239
 Atty.: Jerome L. Tierney
 10531 Center Highway
 North Huntingdon PA 15642



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F. UBERTA JABLONSKI, a/d, FLORENCE UBERTA JABLONSKI, a/d, UBERTA A. JABLONSKI, late of the City of Arnold, Westmoreland County, PA
 Exr.: Mark Jablonski
 5650 Luther Mile Rd.
 Marion Station MD 21838
 Atty.: Samuel R. Coury

RONALD A. JORDAN, late of the City of Jeannette, Westmoreland County, PA
 Exr.: Dale G. West
 3921 Bridgewood Circle
 Murrysville PA 15668

MARIAN S. MANDELLA, a/d, MARIAN MANDELLA, late of Cook Township, Westmoreland County, PA
 Exr.: Denise M. Emary
 28211 Baker Road
 Wellington OH 44090
 Atty.: Douglas J. Welty
 Welty & Welty LLP

MILLICENT M. MARINO, a/d, MILLICENT M. LYNCH, late of the Municipality of Murrysville, Westmoreland County, PA
 Exr.: Margaret H. Horvath
 4032 Sardis Road
 Murrysville PA 15668
 Atty.: Amanda E. McMillen
 McMillen Law Office
 1928 Ardmore Blvd
 Pittsburgh PA 15221

CONNIE S. MOHR, a/d, CONSTANCE STELLA MOHR, late of West Leechburg Borough, Westmoreland County, PA
 Exr.: Peter J. Mohr III
 145 White Mountain Lane
 Murrysville PA 15668
 Atty.: Samuel R. Coury

MARGARET MORRISON, a/d, MARGARET AGNES MORRISON, late of Washington Township, Westmoreland County, PA
 Exrx.: Marilyn J. Kaczor
 210 Skylark Drive
 Apollo PA 15613
 Atty.: Matthew R. Zatko
 202 East Union Street
 Somerset PA 15501

MYRTLE MYERS, a/d, MYRTLE MEYERS, a/d, MYRTLE P. MYERS, late of Hempfield Township, Westmoreland County, PA
 Admrx.: Elizabeth Bossart
 417 Juniper Street
 Greensburg PA 15601
 Atty.: Matthew A. Curiale
 Law Offices of Matthew A. Curiale

ANN NAHOMENUK, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Betty Ann M. Nemeth
 1800 Challen Court
 N. Huntingdon PA 15642
 Atty.: Eric E. Bononi
 Bononi & Company

ADELE KATHERINE NEDLEY, a/d, ADELE K. NEDLEY, a/d, ADELE M. NEDLEY, late of Penn Borough, Westmoreland County, PA
 Exrs.: Shawn W. Nedley
 557 Chaparral Dr
 Cranberry Twp PA 16066
 John M. Nedley
 49 Oakwood Rd.
 Pittsburgh PA 15205
 Atty.: Elsie R. Lamp

CHARLES PUNZELL, late of the City of Monessen, Westmoreland County, PA
 Exr.: Charles S. Punzell
 330 Brownsville Road
 Fayette City PA 15438
 Atty.: Mark J. Shire
 Shire Law Firm

EDWIN A. ROWE, JR., a/d, EDWIN ARTHUR ROWE, JR.,
a/d, EDWIN A. ROWE, late of Bell Township, Westmoreland
County, PA

Exr.: Daryl D. Rowe
1228 Camp Nancy Rd.
Apollo PA 15613
Atty.: Samuel R. Coury

JONNA L. SHAFFER, late of the City of Jeannette,
Westmoreland County, PA

Exr.: Cassandra Carasia Simola
102 Harrison Ave.
Jeannette PA 15644
Atty.: Peter F. Troglio
304 Cobra Drive
Greensburg PA 15601

FERNE C. SHIRE, a/d, FERNE C. BOROF SHIRE, late of
the City of Monessen, Westmoreland County, PA

Exr.: Bernard S. Shire
1443 Graham Avenue
Monessen PA 15062
Atty.: Mark J. Shire
Shire Law Firm

HELEN L. THORNE, a/d, HELEN LOUISE THORNE, a/d,
HELEN L. TOTZKE, late of Ligonier Township,
Westmoreland County, PA

Exr.: Pamela J. Ronan
15119 Trail Ridge Rd SW
Cumberland MD 21502-5846
Atty.: Richard F. Flickinger
Ligonier Law

BRADFORD L. TILLMAN, late of the City of Jeannette,
Westmoreland County, PA

Admr.: Amanda Kerin Bossi
818 Dornin Street
Greensburg PA 15601
Atty.: Christopher P. Skatell

ROCCO VENTRICE, late of New Stanton Borough,
Westmoreland County, PA

Admr.: Christina Nicassio
304 Quail Ridge Court
Gibsonia PA 15044
Atty.: Robert Standish
220 Landau Court, Suite One
Wexford PA 15090

CHARLOTTE A. ZURICK, late of Ligonier Township,
Westmoreland County, PA

Exr.: Christina M. Malinich
116 Elk Lane
Ligonier PA 15658
Atty.: Douglas J. Welty
Welty & Welty LLP

THIRD PUBLICATION

BEULAH ALBERA, a/d, BEULAH L. ALBERA, late of the
City of Lower Burrell, Westmoreland County, PA

Exr.: Barbara Weinfurther
619 7th Street, Patterson Heights
Beaver Falls PA 15010
Atty.: J. Philip Colavincenzo
255 College Avenue
Beaver PA 15009

JOSE ALVAREZ III, late of the City of Monessen,
Westmoreland County, PA

Exr.: Shirley L. Alvarez
929 Grant Avenue
Monessen PA 15062
Atty.: Timothy M. Maatta

CHARLES W. BRANDENSTEIN, a/d, CHARLES
WILLIAM BRANDENSTEIN JR., late of Penn Borough,
Westmoreland County, PA

Exrcs.: Shannon Murphy
67 Watts Street
Malden MA 02148
Maxine E. Ellis
6230 Creek Stone Path
Cumming GA 30041
Atty.: Rebecca A. Brammell
Myers Duffy Dansak & Clegg LLC

WILLIAM L. BURRELL, late of Hempfield Township,
Westmoreland County, PA

Admr.: Joanne Burrell
214 High Street
Irwin PA 15642
Atty.: James M. Duffy
Myers Duffy Dansak & Clegg, LLC

RICHARD A. EYLER, a/d, RICHARD ALLEN EYLER, a/d,
RICHARD EYLER, a/d, RICHARD ALAN EYLER, late of
North Huntingdon Township, Westmoreland County, PA

Exr.: Robert Edward Eyler
2307 Lancelot Drive
Irwin PA 15642
Atty.: Virginia I. Cook
103 Maple Avenue
Pittsburgh PA 15218

WENDY J. HALLEY, a/d, WENDY JO HALLEY, late of East
Huntingdon Township, Westmoreland County, PA

Admr.: Robert Coleman
261 Horseshoe Bend Road
Acme PA 15610
Atty.: Marilyn M. Gaut

WILBUR W. HAWKEY, SR., a/d, WILBUR WILLIAM
HAWKEY, late of Loyalhanna Township, Westmoreland
County, PA

Exr.: Randy J. Hawkey
552 Koontz Road
New Alexandria PA 15670
Atty.: Kevin P. Leonard
Leonard and Leonard

MILDRED HENDERSON, a/d, MILDRED F. HENDERSON,
late of North Huntingdon Township, Westmoreland
County, PA

Exrx.: Teresa J. Matta
404 Market St
Belle Vernon PA 15012

DOLORES M. KIDO, a/d, DOLORES MARGARET KIDO,
late of the City of Lower Burrell, Westmoreland County,
PA

Exrx.: Mary C. Leezer
2821 Camelot Drive
Lower Burrell PA 15068
Atty.: Shirley Makuta

MARGARET R. KUNISH, late of Allegheny Township,
Westmoreland County, PA

Exrx.: Erin L. Leibert
128 Erin Lane
Leechburg PA 15656-9528
Atty.: Robert B. Liotta
Law Offices of Robert B. Liotta, Esq.

DEMETRI MINNITI, late of the City of Monessen,
Westmoreland County, PA

Exrs.: Kelly Sepesky
1010 State Rd.
Monessen PA 15062
Jason Minniti
638 Rosewood St.
Belle Vernon PA 15012
Atty.: Jeffrey T. Olup
223 Second Street
Monongahela PA 15063

ELINOR S. NADER, late of West Newton Borough,
Westmoreland County, PA

Exrcs.: Betsy A. Algeri
2440 Ridge Road
Elizabeth PA 15037
Lori L. Parkison
5602 N. 165th Street
Omaha NE 68116
Atty.: Robert C. Lucas
101 Simpson Howell Road
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ELIZABETH NASH, late of the City of Greensburg,
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Atty.: Thomas W. Smith
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THOMAS H. PARKE, JR., late of North Huntingdon
Township, Westmoreland County, PA

Exrx.: Kathleen H. Burkley
616 Ridgeway Street
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Murrysville PA 15668
Atty.: Mary Jo Corsetti
Williams Coulson
420 Ft. Duquesne Blvd., 16th Floor
Pittsburgh PA 15222

EUGENE PATRICK, late of Hempfield Township,
Westmoreland County, PA

Admrx.: Nancy Yurt
51 Andrews Ave
Jeannette PA 15642
Atty.: Mary Ann Grec
35 W. Pittsburgh St
Greensburg PA 15601

RICHARD PAUL PATRICK, a/d, RICHARD P. PATRICK, late
of the City of Greensburg, Westmoreland County, PA

Exrx.: Stephanie LaFrankie
6249 Pleasant View Drive
Monongahela PA 15063
Atty.: Michael A. Pacek

MARION POVRZENICH, a/d, MARION B. POVRZENICH,
late of the City of Monessen, Westmoreland County, PA

Exr.: Leonard Povrzenich
458 Finley Road
Rostraver Township PA 15012
Atty.: Alan Benyak
401 Sixth Street at Washington Avenue
Post Office Box 1
Charleroi PA 15022-0001

LOIS C. POWALA, late of West Newton Borough,
Westmoreland County, PA

Exr.: Christopher V. Powala
714 Woodcrest Road
Wayne PA 19087
Atty.: James L. Welsh, III
The Welsh Law Group, LLC
3875 Franklinton Court, Suite 130
Murrysville PA 15668

P. KATHLEEN RALPH, a/d, PHOEBE K. RALPH, a/d,
PHOEBE KATHLEEN RALPH, late of Penn Township,
Westmoreland County, PA
Exrx.: Kathleen Menzies
8900 Barnes Lake Road
North Huntingdon PA 15642

DOLORES J. RHODES, late of the City of Greensburg,
Westmoreland County, PA
Exr.: Roger C. Rhodes
126 Heritage Lane, Apt. 28
Mt. Pleasant PA 15666
Atty.: Daniel J. Hewitt
McDonald Snyder, P.C.

CONCETTINA RUSSO, late of Hempfield Township,
Westmoreland County, PA
Admrx.: Antoniette Sadekni
29 Tall Trees Circle
Greensburg PA 15601
Atty.: Matthew J. Scanlon
Scanlon & Wojton, LLC
304 Ross Street, Suite 510
Pittsburgh PA 15219

LOIS JEAN TILLEY, a/d, LOIS J. TILLEY, late of Unity
Township, Westmoreland County, PA
Exrx.: Christy Mavrakis
40 Plymouth Drive
Royersford PA 19468
Atty.: Terrance C. Ferguson
Ferguson Law Associates LLC

PATRICK D. VOKE, a/d, PATRICK VOKE, late of Donegal
Township, Westmoreland County, PA
Exr.: Donald Patrick Voke
679 Old Franklin Road
Stahlstown PA 15687
Atty.: Richard F. Boyle, Jr.
Mears, Smith, Houser & Boyle, PC

J. EDDY WILLIAMS, a/d, JAY EDDY WILLIAMS, late of
Hempfield Township, Westmoreland County, PA
Exr.: Charles A. Duritsa
301 North Drive
Jeannette PA 15644
Atty.: L. Christian DeDiana

LEGAL NOTICES

MARSHAL'S SALE

By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 309 Dolomite Court, Latrobe, PA 15650 being more fully described at Westmoreland County Deed Book Volume 2796, Page 069. **SAID SALE to be held at the Westmoreland County Courthouse, Commissioner's Meeting Room #1, 2 N. Main Street, Greensburg, PA 15601 at 10:00 a.m. prevailing, standard time, on January 9, 2019.** All that certain tract of land, together with the buildings, and improvements erected thereon described as Westmoreland County Tax Map No. 61-13-11-0-076-00-000. Seized and taken in execution as the property of Robin M. Shafer at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:10-CV-00833. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and

JOHN M. O'CONNELL, JR.
is available to act as a MEDIATOR/ARBITRATOR
on any case where all parties are represented by counsel.

131 West Pittsburgh Street, Greensburg
724-837-2275

commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

14/21/28 Dec; 4 Jan

NOTICE OF TRUST

REVOCALE TRUST MADE AS OF JANUARY 30, 2006 BY ROBERT D. BURGER OR VALORIE A. BURGER TRUSTORS AND ROBERT D. BURGER OR VALORIE A. BURGER TRUSTEES

The successor Trustee identified below gives notice of the death of Robert D. Burger, Sr. on May 7, 2018, late of Trafford, Westmoreland County, Pennsylvania. The Decedent was the surviving settlor/trustee of the **REVOCALE TRUST MADE AS OF JANUARY 30, 2006 BY ROBERT D. BURGER OR VALORIE A. BURGER TRUSTORS AND ROBERT D. BURGER OR VALORIE A. BURGER TRUSTEES**; Cheryl A. Burgman a/k/a Cheryl A. Clawson serving as sole successor trustee. Notice is hereby given to all persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said trust and/or decedent to present them, duly authenticated for settlement, to:

CHERYL A. BURGMAN A/K/A
 CHERYL A. CLAWSON
 c/o Robert J. Specht, Esquire
 Morocco, Morocco & Specht, P.C.
 315 Cavitt Avenue
 Trafford, PA 15085

28 Dec; 4/11 Jan

NOTICE

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

Terry W. Howard being Map Number 59-13-00-0-019, and being located in South Huntingdon Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on Monday, February 4, 2019, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$ 400.00, plus costs, which sum is due at the time of the sale.

21 Dec; 4 Jan

NOTICE

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

George R. Yeager being Map Number 54-11-00-0-002, and being located in North Huntingdon Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on Monday, February 4, 2019, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$ 3987.41, plus costs, which sum is due at the time of the sale.

21 Dec; 4 Jan

NOTICE

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

George R. Yeager being Map Number 54-11-13-0-162, and being located in North Huntingdon Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on Monday, February 4, 2019, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$ 1247.45, plus costs, which sum is due at the time of the sale.

21 Dec; 4 Jan

NOTICE

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

George R. Yeager being Map Number 54-11-13-0-163, and being located in North Huntingdon Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on Monday, February 4, 2019, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$ 957.50, plus costs, which sum is due at the time of the sale.

21 Dec; 4 Jan

NOTICE

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

George R. Yeager being Map Number 54-11-13-0-164, and being located in North Huntingdon Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on Monday, February 4, 2019, in the office of

Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$ 957.50, plus costs, which sum is due at the time of the sale.

21 Dec; 4 Jan

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on the 15th day of November, 2018, to be effective the 1st day of November, 2018, for the purpose of incorporating a Pennsylvania corporation which was organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended. The name of the corporation is **SHASKO TEAM LOGISTICS, INC.** The purpose or purposes for which it was organized: To engage in and do any lawful act concerning any or all lawful business for which businesses may be incorporated under the Pennsylvania Business Corporation Law.

Vincent J. Finoli, Esquire
Stewart, McArdle, Sorice,
Whalen, Farrell, Finoli &
Cavanaugh, LLC
229 S. Maple Ave.
Greensburg, PA 15601

4 Jan

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, on the 6th day of November, 2018, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **RUE'S FURRY FRIEND BAKERY** with its principal place of business at 1354 Denton Street, Greensburg, PA 15601.

The names and addresses of all persons owning or interested in said business are: McKenzie Richey, 1354 Denton Street, Greensburg, PA 15601.

4 Jan

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