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ESTATE NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

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FIRST PUBLICATION

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Tabernash CO 80478
Meghann L Marson
9570 Indian Drive
Montrose CO 81403
Atty.: Ross S. Bash
Ross S. Bash Law Offices P.C.
2 West Pittsburgh Street
Delmont PA 15626-1430

JANET E CHRISTOPHER, a/d, JANET CHRISTOPHER, late of Vandergrift Borough, Westmoreland County, PA

Exrx.: Koreen Bayer
1016 Cooper Street
Vandergrift PA 15690
Atty.: Charles F. Fox III
Uncapher Uncapher & Fox

PATRICIA L CORVINO, a/d, PATRICIA L HORN, a/d, PATRICIA LOUISE HORN, a/d, PATRICIA LOUISE CORVINO, late of Sewickley Township, Westmoreland County, PA

Admrx. c.t.a.: Annette Gross
215 Buford Street, PO Box 92
Hutchinson PA 15640

RONALD E DOWNEY, late of Derry Township, Westmoreland County, PA

Admrx.: Patricia Stratton
1384 Route 17
Derry PA 15627
Atty.: Robert L Downey Sr
259 Latimer Lane
New Alexandria PA 15670

BETTY ROSE DUNMIRE, late of Vandergrift Borough, Westmoreland County, PA

Exr.: Steven Dunmire
159 Jefferson Ave
Vandergrift PA 15690

DOLORES L ELLENBERGER, late of Derry Township, Westmoreland County, PA

Exrs.: Barbara Heiple
P.O. Box 533
New Alexandria PA 15670
Steven L Ellenberger
6716 Route 982
Blairsville PA 15717
Atty.: Diane E. Murphy

GERALD JAMES FERENCE, a/d, GERALD FERENCE, a/d, GERALD J FERENCE, late of North Huntingdon Township, Westmoreland County, PA

Exrx.: Linda Pavlovic
401 Diehl Drive
McKeesport PA 15132
Atty.: Ryan Dansak
Myers Duffy Dansak & Clegg, LLC

ANDREW EDWARD FISK, late of Unity Township, Westmoreland County, PA

Admrx.: Nancy E Sullivan
109 Egerton Ave
Glenside PA 19038
Atty.: Jacqueline A Johnson
6770 Ridge Pike
Collegeville PA 19426

LINDA H GOLNOSKI, late of Penn Township, Westmoreland County, PA

Exr.: Jonathan Golnoski
126 Foxtail Drive
Pittsburgh PA 15239
Atty.: Corey J Sacca

JACKSON W GRAY JR, a/d, JACKSON W GRAY, late of Municipality of Murrysville, Westmoreland County, PA

Exrx.: Patricia A Gray
1000 Manor Vue Court
Murrysville PA 15626
Atty.: Christina M Dubosky

RICHARD A GUENTHER SR, late of City of Lower Burrell, Westmoreland County, PA
Admr.: Melissa Hawk
3419 Glenwood Drive
Lower Burrell PA 15068
Atty.: Christopher L Harkins Jr
2760 Leechburg Road
Lower Burrell PA 15068

DOUGLAS E HAUSER, late of Mount Pleasant Township, Westmoreland County, PA
Exrx.: Judy M Hauser
263 Reservoir Road
Mount Pleasant PA 15666
Atty.: Paul E. Toohey

NANCY K HOOD, late of Derry Township, Westmoreland County, PA
Exrx.: Lisa Dysert
212 Penn Street
Latrobe PA 15650
Atty.: Terrance C. Ferguson
Ferguson Law Associates

DEBORAH LEE HOUSEHOLDER, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Lori Sue Simmers
2840 Scotch Hill Road 2
North Huntingdon PA 15642

ANTOINETTE MARIE JANKOSKY, a/d, TONI JANKOSKY, late of Charlotte County, FL
Admr. & Atty.: Allan C Lundberg
3058 Leechburg Road
Lower Burrell PA 15068

JOSEPH ROBERT JANKOSKY, a/d, J ROBERT JANKOSKY, a/d, ROBERT JANKOSKY, late of Charlotte County, FL
Admr. & Atty.: Allan C Lundberg
3058 Leechburg Road
Lower Burrell PA 15068

LOIS M KEIPER, a/d, LOIS MAE KEIPER, late of Fairfield Township, Westmoreland County, PA
Exr.: William D Keiper
749 Peninsula Forest Place
Cary NC 27519
Atty.: Joseph R. Govi

NANCY A KEMERER, a/d, NANCY KEMERER, late of Hempfield Township, Westmoreland County, PA
Exrs.: Lynn A Kemerer
808 Country Lane
Greensburg PA 15601
Charles M Kemerer Jr
363 Wheatridge Drive
Jeannette PA 15644
Atty.: Terrance C. Ferguson
Ferguson Law Associates

KENNETH L KIBLER, a/d, KENNETH LAMAR KIBLER, late of East Huntingdon Township, Westmoreland County, PA
Exrx.: Robin L Snyder
179 Trouttown Road
Hunker PA 15639
Atty.: L. Christian DeDiana

JOHN J KOMARINSKI, late of South Greensburg Borough, Westmoreland County, PA
Admr. c.t.a.: James M Komarinski
256 Brook Hollow Road
Mt Pleasant PA 15666
Atty.: David J. Puzak

DAVID J KOSKO, late of Penn Township, Westmoreland County, PA
Admr.: John D Kosko
209 Island Cove Court Unit C
Hampton VA 23669
Atty.: Colleen D Bratkovich
4500 Walnut Street
McKeesport PA 15132

GEORGE H LEONE, a/d, GEORGE H LEONE SR, late of Unity Township, Westmoreland County, PA
Exrx.: Helen E Fearer
211 Leone Lane
Latrobe PA 15650
Atty.: Joseph R. Govi

PATRICIA LEE LEWIS, a/d, PATRICIA L ROSSELLE LEWIS, a/d, PATRICIA LEWIS, a/d, PATRICIA LEE ROSSELLE LEWIS, a/d, PATRICIA L LEWIS, late of City of Lower Burrell, Westmoreland County, PA
Exrs.: Hazel L Macken
1757 Fairmont Drive
New Kensington PA 15068
Martin C Rosselle
105 Nichols Drive
New Kensington PA 15068
Atty.: James Irwin

DONALD J LONGO, late of Penn Township, Westmoreland County, PA
Admr.: Patricia A Price
2789 Queensboro Ave
Pittsburgh PA 15226
Atty.: Frank D DeBor
1065 Brookline Blvd
Pittsburgh PA 15226

KATHLEEN D MARION, late of North Huntingdon Township, Westmoreland County, PA
Exr.: Scott McCormick
171 Hopwood Fairchance Road
Hopwood PA 15445
Atty.: Tyler J Jones

NANCY M MATKO, late of Manor Borough, Westmoreland County, PA
Exr. & Atty.: Ryan L Dansak
Myers Duffy Dansak & Clegg, LLC
1416 Lincoln Way
White Oak PA 15131

WAYNE MCALLISTER, a/d, ROBERT WAYNE MCALLISTER,
late of Upper Burrell Township, Westmoreland County,
PA

Exrs.: Patricia A Willis
506 Merwin Road
New Kensington PA 15068
John R McAllister
601 Merwin Road
New Kensington PA 15068

JENNIFER HOLLY MECKLEY, a/d, JENNIFER RYSAK, late
of City of Arnold, Westmoreland County, PA

Admr.: Steven Meckley
1728 Leishman Ave
New Kensington PA 15068
Atty.: Emily Trisoline
3293 Leechburg Road
Lower Burrell PA 15068

THOMAS J NUSSER, a/d, THOMAS J NUSSER JR, a/d,
THOMAS NUSSER, late of Cook Township, Westmoreland
County, PA

Exrx.: Tracey Clark
2257 Route 381
Rector PA 15677
Atty.: Del P Nolfi III
Ligonier Law

JAMES PETICCA, late of City of Greensburg, Westmoreland
County, PA

Exr.: James H Peticca
411 Sloan Avenue
Jeannette PA 15644

O. JOAN PICCHIARINI, a/d, OLGA JOAN PICCHIARINI,
late of North Belle Vernon Borough, Westmoreland
County, PA

Exrx.: Karen A Rowland
112 Perry Avenue
Belle Vernon PA 15012
Atty.: Mark E. Ramsier

JOHN C PIETRYKA, a/d, JOHN PIETRYKA, late of
Allegheny Township, Westmoreland County, PA

Exr.: Jason Baxter
PO Box 312, 3102 Blocks Road
Claridge PA 15623
Atty.: Robert B. Liotta
Liotta Legal Consultants

FREDERICK W QUAST, a/d, FRED QUAST, late of
Washington Township, Westmoreland County, PA

Exrx.: Heidi M Kenzevich
1646 Beighley Road
Apollo PA 15613

BERNADETTE RAMESDORFER, a/d, BERNADETTE
RUTH BURTON, a/d, BERNADETTE RUTH
RAMESDORFER, late of Derry Borough, Westmoreland
County, PA

Admr.: Claire Burton
225 E. Main Street
Spring Arbor MI 49283
Josette Twait
2525 Ryland Falls Drive
Lakeland FL 33811

JENNIFER L RAMSEY, late of Unity Township, Westmoreland
County, PA

Admr.: Cindy L Silk
226 Smokey Mountain Drive
Latrobe PA 15650
Atty.: Kenneth Ficerai
Mears, Smith, Houser & Boyle, P.C.

ALICE MAY ROSCHER, a/d, ALICE M ROSCHER, late of
Bell Township, Westmoreland County, PA

Exrx.: Lori L Testa
929 Dogwood Drive
Saltsburg PA 15681
Atty.: Charles F. Fox III
Uncapher Uncapher & Fox

EARL F SADLER, a/d, EARL SADLER, late of Donegal
Township, Westmoreland County, PA

Exr.: Theodore E Monticue
1295 Buchanan Road
White PA 15490
Atty.: George V. Welty
Welty & Welty LLP

MARY ANNE SCHEIB-HATFIELD, late of Ireland
Ancillary Admr. & Atty.: Elizabeth Williams
108 Lexington Avenue
Aspinwall PA 15215

ANTHONY J SCHIMIZZI JR, a/d, ANTHONY J SCHIMIZZI,
a/d, ANTHONY JOSEPH SCHIMIZZI JR, late of
Washington Township, Westmoreland County, PA

Exrx.: Kristy Wiles
960 State Route 380
Apollo PA 15613
Atty.: Richard W. Schimizzi

NORA M SMILLIE, a/d, NORA MARGARET SMILLIE, late of
Salem Township, Westmoreland County, PA

Exrx.: Tammie L Smillie
522 Highland Ave
Forbes Road PA 15633
Atty.: Kenneth Ficerai
Mears, Smith, Houser & Boyle, P.C.

JUNE A STITELY, late of North Huntingdon Township,
Westmoreland County, PA

Exr.: Shawn Stitely
100 Fairwood Drive
Irwin PA 15642
Atty.: April M Schachtner
Myers Duffy Dansak & Clegg LLC

JUDITH A STONER, a/d, JUDITH P STONER, late of
Hempfield Township, Westmoreland County, PA

Exrs.: William Douglas Stoner
546 North Mt View Street
Mount Pleasant PA 15666
Stacey Lynn Kite
250 Central Road
Tarrs PA 15688
Atty.: Donald C Rega
Latrobe Law Associates, LLC
206 Weldon Street
Latrobe PA 15650

RICHARD C STOVER, a/d, RICHARD STOVER, a/d,
RICHARD CLAY STOVER, late of West Newton
Borough, Westmoreland County, PA

Exr.: Gregory C Moore
Atty.: Andrew P Acosta
Moore Becker Smarto & Acosta
121 W. 2nd Ave
Greensburg PA 15601

LINDA J THOMPSON, a/d, LINDA THOMPSON, late of City
of Greensburg, Westmoreland County, PA

Admrx.: Tammy Sullenberger
615 Jack Street
Greensburg PA 15601
Atty.: James N. Falcon

ALLISON NICOLE TYGER, a/d, TYLER TODD STUCHELL,
late of Allegheny Township, Westmoreland County, PA

Admrx.: Jessica Dorsey
314 Quay Street E
East Vandergriff PA 15629

LEGAL NOTICES

**PHILIP R. ROBINSON AND
ALBERTA L. ROBINSON REVOCABLE
LIVING TRUST AGREEMENT
DATED DECEMBER 11, 1998**

Notice is hereby given of the administration of the **PHILIP R. ROBINSON AND ALBERTA L. ROBINSON REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 11, 1998**. Alberta L. Robinson, late of the Township of Allegheny, Westmoreland County, Pennsylvania, died on October 17, 2023. All persons having claims against this Trust are requested to make the same known to Linda M. Bahner Trustee, or their attorney named above. All persons indebted to the Trust are requested to make payment without delay to Linda M. Bahner, Trustee, or their attorney named below.

Linda M. Bahner
c/o Jacques & Jacques, P.C.
2125 Freeport Road
Natrona Heights, PA 15065

CHARLES J. JACQUES, III,
ESQUIRE
JACQUES & JACQUES, P.C.
Attorneys at Law
2125 Freeport Road
Natrona Heights, PA 15065

10/17/24 Nov

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **THE EDWARD R. LETTRICH AND MARLENE LETTRICH REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 4, 2005**. Marlene Lettrich (the "decedent") late of Arnold, Westmoreland County, Pennsylvania, died on September 11, 2023. All persons having claims against the decedent or this trust are requested to make the same known to Lori A. Hare and Jeanine L. DonGilli, Trustees, at 1725 Fifth Avenue, Arnold, PA 15068. All persons indebted to the decedent or this trust are requested to make payment without delay to Lori A. Hare and Jeanine L. DonGilli, Trustees, at the same address.

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

17/24 Nov; 1 Dec

NOTICE

Notice is hereby given of the administration of the **GREGORY D. GRABIAK REVOCABLE LIVING TRUST DATED SEPTEMBER 29, 2008**. Gregory D. Grabiak, late of the City of Latrobe, Westmoreland County, Pennsylvania, died October 29, 2023. All persons having claims against this Trust are requested to make known the same to the Co-Trustees or Attorney named below. All persons indebted to this Trust are requested to make payment without delay to the Co-Trustees or Attorney named below.

Co-Trustees: Lynn G. Murphy
Tracy A. Rosky
Beth Rene Grabiak
21352 Kenwood Avenue
Rocky River, OH 44116

Attorney: James J. Conte, Esquire
1004 Ligonier Street, 4th Floor
Latrobe, PA 15650

17/24 Nov; 1 Dec

NOTICE

Notice is hereby given of the administration of the **ROBERT J. GUZENSKY AND HELEN M. GUZENSKY REVOCABLE LIVING TRUST DATED 2/8/05, AS AMENDED**. Helen M. Guzensky, the surviving Settlor and Trustee, late of the City of Monessen, Westmoreland County, Pennsylvania, died on February 20, 2023. All persons having claims against this Trust are requested to make known the same to the Successor Trustee or attorney named below. All persons indebted to this Trust are requested to make payment without delay to the Successor Trustee or attorney named below.

Successor Trustee: Robert M.

Guzensky
152 Lois Drive
Verona, PA 15147

Attorney: Mark J. Shire, Esquire
SHIRE LAW FIRM
1711 Grand Boulevard
Park Centre
Monessen, PA 15062

10/17/24 Nov

NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 10 day of August, 2023, for the purpose of obtaining a Certificate of Incorporation of a nonprofit corporation which was organized under the Pennsylvania Nonprofit Incorporation Law of 1988 to do all things and exercise all powers, rights, and privileges which a nonprofit corporation may now or hereafter be organized or authorized to do or to exercise under the Pennsylvania Nonprofit Corporation Law. The name of the corporation is **STRONG MIND PROJECT, INC.**

KIM ROSS HOUSER, ESQUIRE
Mears, Smith, Houser & Boyle, P.C.
Attorneys at Law
127 North Main Street
Greensburg, PA 15601-2403
(724) 832-8700

24 Nov

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 23 day of April, 2023, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **GREATER PITTSBURGH DEFENSE** with its principal place of business at 3053 Wachter Ave., Lower Burrell, PA 15068.

The names and addresses of all persons owning or interested in said business are: Cook Law Offices, PLLC, 3053 Wachter Ave., Lower Burrell, PA 15068.

24 Nov

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 20, 2023, for **KMA CARPENTRY & CONTRACTING** with a principal place of business located at 506 Tabby Ln., Greensburg, PA 15601 in Westmoreland County. The individual interested in this business is Kelsey Lynn Graham, also located at 506 Tabby Ln., Greensburg, PA 15601. This is filed in compliance with 54 Pa.C.S. 311.

24 Nov

**AUDIT OF ACCOUNTS
TO BE HEARD**

NOTICE BY SHERRY MAGRETTI HAMILTON, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

The following Executors, Administrators, Trustees and Guardians have filed their Accounts in the Office of the Clerk of Orphans' Court, Division of the Common Pleas Court of Westmoreland County, Greensburg, Pennsylvania and will be presented to the Court for Confirmation at the Westmoreland County Courthouse, Greensburg, Pennsylvania.

**ACCOUNTS PRESENTED
FOR CONFIRMATION**

AUDIT TO BE HEARD November 28, 2023
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. THOMAS F. JODON—Thomas D. Jodon Exr—Barbara J. Christner
2. ANNA MOFFA, a/d ANNA ELIZABETH MOFFA, a/d ANNA E. MOFFA—Jerry Moffa Admr C.T.A.—Richard M. Conte
3. DONALD E. HOUGH, SR.—Brian K. Hough Exr—Ryan P. Cribbs
4. ANNE DEGRE, a/d ANNE D. DEGRE—Stacey A. Sanders Exrx—John K. Greiner
5. BERNARDINE D. GEMZA, a/d BERNARDINE GEMZA—Bernard Gemza Exr—Larry D. Loperfito
6. DANIEL T. POLITOSKE, a/d DANIEL THEODORE POLITOSKE—Margaret A. Boehm Exrx—David K. Lucas
7. LINDA E. SANTONE, a/d LINDA SANTONE—Carmen Capozzi Sandra Fedor Exrs—John M. Ranker
8. NANCY W. HOFELT—Nancy H. Blackburn Exrx—Todd T. Turin
9. MARY LOUISE GANTZ, a/d MARY L. GANTZ, a/d MARY LOU GANTZ—George V. Welty Exr—Douglas J. Welty
10. DALE G. SHOW—Christiana Show Exrx—George V. Welty
11. GERALDINE M. SIMPSON, a/d GERALDINE MARIE SIMPSON—David W. Simpson Laurie E. Simpson Exrs—George V. Welty
12. NANCY A. TITO, a/d NANCY TITO, a/d NANCY POLLONO TITO—Jeffrey B. Tito Admr—George V. Welty

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 Rita Donovan Hathaway, Presiding Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on November 28, 2023 at 9:00 A.M. Prevailing Time in Courtroom 7.

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>

17/24 Nov

SHERIFF SALES

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

TUESDAY, JANUARY 2, 2024

at 9:00 A.M. the following described
Real Estate, to wit:

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE JANUARY 12, 2024 (*WHICH IS 10 DAYS FROM SALE DATE*) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER,

PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS THEREAFTER. NO FURTHER NOTICE OF THE FILING OF THE SCHEDULE OF DISTRIBUTION IS REQUIRED.

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON JANUARY 2, 2024 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.
 Property of: Arthur J. Emanuele and Mary S. Emanuele
 Execution No.: 5215 of 2016
 Judgment Amt.: \$173,417.76
 Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406
 ALL the right, title, interest and claim of: Arthur J. Emanuele; Mary S. Emanuele; and United States of America of in and to:
 Municipality of Murrysville; 3226 Hawthorne Court, Murrysville, PA 15668; HSE LOT 24 RAMSGATE PL 89.62 X 220.5 X IR; Residential Dwelling; DBV 143 PG# 3008 (or) INSTRUMENT #: 201410100033008
 TAX MAP# 49-14-02-0-129-

2.
 Property of: LAURA L. PORTER A/K/A LAURA PORTER; JOHN C. PORTER
 Execution No.: 17 CJ 02810
 Judgment Amt.: \$40,448.59

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: LAURA L. PORTER A/K/A LAURA PORTER; JOHN C. PORTER of in and to:

TOWNSHIP OF SEWICKLEY; 206 PRICKETT STREET, HUTCHINSON, PA 15640; N/A; A RESIDENTIAL DWELLING; DBV 2719 PG# 143
 TAX MAP# 58-15-05-0-060

3.
 Property of: Felix A. Brizuela, Jr., married
 Execution No.: 18CJ01310
 Judgment Amt.: \$22,797.88

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: Felix A. Brizuela, Jr., married of in and to:

Township of Penn; 1103 Redoak Drive, Harrison City, PA 15636; N/A; 0.00; Single Family Dwelling;
 INSTRUMENT #: 200210080065025
 TAX MAP# 55-04-13-0-110

4.
 Property of: Jacqueline Carter and James Anthony Carter
 Execution No.: 3869 of 2019
 Judgment Amt.: \$72,959.25

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: Jacqueline Carter and James Anthony Carter of in and to:

Arnold City; 1706 Victoria Avenue, New Kensington, PA 15068; N/A; RESIDENTIAL REAL ESTATE;
 Instrument # 200605250024768

TAX MAP# 02-02-07-0-621

5.
 Property of: Ruth A. Buschel
 Execution No.: 5822-2019
 Judgment Amt.: \$47,316.78

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

ALL the right, title, interest and claim of: Ruth A. Buschel of in and to:

Township of East Huntingdon; 231 Wardentown Road, f/k/a 131 Wardentown Road, Alverton, PA 15612; Lot 5 & House; 0.000; Residential; DBV 3029 PG# 404

TAX MAP# 47-10-03-0-001

6.

Property of: DAVID ALAN THOMAS SR. AKA DAVID A THOMAS SR. and DEBORAH M. THOMAS

Execution No.: 20CJ00418

Judgment Amt.: \$156,289.69

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

ALL the right, title, interest and claim of: DAVID ALAN THOMAS SR. AKA DAVID A THOMAS SR. and DEBORAH M. THOMAS of in and to:

Township of East Huntingdon; 1545 Mount Pleasant Connellsville Road FKA 524 Mount Pleasant Road Mount Pleasant, PA 15666; NA; A RESIDENTIAL DWELLING; Instrument #200409020053385

TAX MAP# 47-14-06-0-008

7.

Property of: MICHAEL A. FABIAN and DENISE R. FABIAN

Execution No.: 20CJ04437

Judgment Amt.: \$83,945.56

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

ALL the right, title, interest and claim of: MICHAEL A. FABIAN and DENISE R. FABIAN of in and to:

Derry Township; 509 South Summit Street Derry, PA 15627; NA; A RESIDENTIAL DWELLING; Book Volume 2571 Page 241

TAX MAP# 45-42-01-0-209

8.

Property of: Unknown Surviving Heir of Samuel Fred Frew

Execution No.: 14 OF 2022

Judgment Amt.: \$20,751.78

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

ALL the right, title, interest and claim of: Unknown Surviving Heir of Samuel Fred Frew of in and to:

BOROUGH OF EAST VANDERGRIFT; 326 Mckinley Avenue, East Vandergrift, Pennsylvania 15629; Residential Dwelling; Instrument Number: 200501280004568

TAX MAP# 0801060086

9.

Property of: Jamie Granato and Matthew Vasquez

Execution No.: 01038 of 2022

Judgment Amt.: \$59,033.07

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

ALL the right, title, interest and claim of: Jamie Granato and Matthew Vasquez of in and to:

Monessen City; 1414 Spruce Street, Monessen, PA 15092; 513; 0.00; Residential; DBV 181 PG# 4137 (or) INSTRUMENT#: 201805080014137

TAX MAP# 20-02-10-0-270

10.

Property of: BRITTANY N. HOBBINS

Execution No.: 22CJ01096

Judgment Amt.: \$147,782.95

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

ALL the right, title, interest and claim of: BRITTANY N. HOBBINS of in and to:

City of Latrobe; 712 Main Street Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; Book Instrument # 201805300016679 Page

TAX MAP# 15-03-07-0-075

11.

Property of: ROBERT W. HENSELL

Execution No.: 22CJ01548

Judgment Amt.: \$170,313.28

Attorney: BROCK & SCOTT, PLLC, Stephen Panik Esq., ID: 332786, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ROBERT W. HENSELL of in and to:

GREENSBURG CITY; 246 HUDSON AVE, GREENSBURG, PA 15601; A RESIDENTIAL DWELLING; 201602290006471

TAX MAP# 10-04-04-0-034

12.

Property of: JUSTYN M FELIX and JENNIFER L. TOMAI

Execution No.: 22CJ01853

Judgment Amt.: \$122,098.56

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

ALL the right, title, interest and claim of: JUSTYN M FELIX and JENNIFER L. TOMAI of in and to:

Borough of North Irwin; 26 1st Street Irwin, PA 15642; NA; A RESIDENTIAL DWELLING; Book Instrument # 201503120007179 Page

TAX MAP# 27-01-08-0-068 and 27-01-08-0-067

13.

Property of: Ival C. Martin and Starr R. Martin
Execution No.: 01890 of 2022

Judgment Amt.: \$37,907.15

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

ALL the right, title, interest and claim of: Ival C. Martin and Starr R. Martin of in and to:

Township of South Huntingdon; 516 Stanko Road, Smithton, PA 15479; 0.00; Residential; DBV 181 PG# 4137 (or) INSTRUMENT#: 200809170038610

TAX MAP# 59-13-08-0-012

14.

Property of: Jason E. Cravener

Execution No.: 22CJ02153

Judgment Amt.: \$151,541.48

Attorney: Richard M. Squire & Associates, LLC, 115 West Avenue, Suite 104, Jenkintown, PA 19046

ALL the right, title, interest and claim of: Jason E. Cravener of in and to:

Township of Hempfield; 1262 Brinkerton Rd, Greensburg, PA 15601; PT LOT 10 HSE GAR 100 X 360.27 X IR; 0.00; Residential; Deed Instrument # 201903010005724

TAX MAP# 50-28-12-0-030 and UPI Code 50-17800-00000

15.

Property of: Ronald Krnaich and Diane F. Krnaich

Execution No.: 2503 of 2022

Judgment Amt.: \$104,659.52

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: Ronald Krnaich and Diane F. Krnaich of in and to:

North Huntingdon Township; 1077 Finchley Road, North Huntingdon, PA 15642; Willow Glenn, Lot No. 112; Residential property. INSTRUMENT #: 201412160040756

TAX MAP# 54-06-08-0-121

16.

Property of: Robert G. Carty

Execution No.: 2539 of 2022

Judgment Amt.: \$137,943.84

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

ALL the right, title, interest and claim of: Robert G. Carty of in and to:

Borough of Youngwood; 29 South 2nd Street, Youngwood, Pennsylvania 15697; Residential Dwelling; Instrument Number: 201403270008573

TAX MAP# 41-01-16-0-155

17.

Property of: DAVID M. CROYLE; ROBERT A CROYLE

Execution No.: 22CJ02577

Judgment Amt.: \$80,249.19

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Robert Flacco, Esquire ID No. 325024, 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: ROBERT CROYLE, IN HIS CAPACITY AS HEIR OF DAVID M. CROYLE; JAMIE CROYLE, IN HIS CAPACITY AS HEIR OF DAVID M. CROYLE; DAVID CROYLE, IN HIS CAPACITY AS HEIR OF DAVID M. CROYLE; JASON CROYLE, IN HIS CAPACITY AS HEIR OF DAVID M. CROYLE; BRITTANY CROYLE, IN HER CAPACITY AS HEIR OF DAVID M. CROYLE; RHETT CROYLE, IN HIS CAPACITY AS HEIR OF DAVID M. CROYLE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID M. CROYLE of in and to:

BOROUGH OF SEWARD; 234 INDIANA ST SEWARD, PA 15954; N/A; A RESIDENTIAL DWELLING; DBV 2533 PG# 572

TAX MAP# 31-01-04-0-036

18.

Property of: Chelsea L. Calabrace and George A. Calabrace

Execution No.: 2983 of 2022

Judgment Amt.: \$77,559.27

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

ALL the right, title, interest and claim of: Chelsea L. Calabrace, George A. Calabrace, William Chaybin, and Janet K. Chaybin of in and to:

Unity Township; 570 Unity Street, Latrobe, PA 15650; 0.00; Residential Dwelling; DEED

INSTRUMENT # 202104200016797; MORTGAGE
INSTRUMENT # 200912040048048
TAX MAP# 61-10-09-0-033

19.

Property of: ERIC HAMILTON Solely in His Capacity as Heir of MARY HAMILTON-JONES, Deceased and The Unknown Heirs of MARY HAMILTON-JONES Deceased

Execution No.: 22CJ03418

Judgment Amt.: \$164,760.18

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

ALL the right, title, interest and claim of: ERIC HAMILTON Solely in His Capacity as Heir of MARY HAMILTON-JONES, Deceased and The Unknown Heirs of MARY HAMILTON-JONES Deceased of in and to:

Municipality of Murrysville (formerly the Township of Franklin); 4924 Lasher Court Murrysville, PA 15668; NA; A RESIDENTIAL DWELLING; Book Instrument Number 200610200051758 Page

TAX MAP# 49 04 00 0 055

20.

Property of: THOMAS C. RESPET JR. and ALLISON L. RESPET

Execution No.: 22CJ03928

Judgment Amt.: \$131,148.96

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

ALL the right, title, interest and claim of: THOMAS C. RESPET JR. and ALLISON L. RESPET of in and to: TOWNSHIP OF DONEGAL; 213 Roaring Run Road Champion, PA 15622; NA; A RESIDENTIAL DWELLING; Instrument No.: 200905260019758

TAX MAP# 46-21-00-0-033

21.

Property of: All Known and Unknown Heirs of Harry W. Cope, Sr.

Execution No.: 4054 of 2022

Judgment Amt.: \$27,262.44

Attorney: Michelle Pierro, Esquire, 1500 One PPG Place, Pittsburgh, Pa 15222

ALL the right, title, interest and claim of: All Known and Unknown Heirs of Harry W. Cope, Sr. of in and to:

City of Monessen; 1823 Service Ln., Monessen, PA 15062; a residential dwelling; DEED INSTRUMENT # DBV 3642 PG 406

TAX MAP# 20-02-16-0-159

22.

Property of: Keirsten N. Cignetti

Execution No.: 4092 CJ 2022

Judgment Amt.: \$93,352.84

Attorney: BROCK & SCOTT, PLLC, Stephen PanikEsq., ID: 332786, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: KEIRSTEN N. CIGNETTI of in and to:

CITY OF JEANNETTE; 505 JEFFERSON AVE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; 201909050026628

TAX MAP# 14-04-01-0-068

23.

Property of: MARY LEBERKNIGHT Solely in Her Capacity as Heir of Louise A. Santoro, Deceased ELNA SANTORO Solely in Her Capacity as Heir of Louise A. Santoro, Deceased and The Unknown Heirs of Louise A. Santoro Deceased

Execution No.: 22CJ04245

Judgment Amt.: \$75,295.93

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

ALL the right, title, interest and claim of: MARY LEBERKNIGHT Solely in Her Capacity as Heir of Louise A. Santoro, Deceased ELNA SANTORO Solely in Her Capacity as Heir of Louise A. Santoro, Deceased and The Unknown Heirs of Louise A. Santoro Deceased of in and to:

Township of Washington; 2432 Old Greensburg Road New Kensington, PA 15068; NA; A RESIDENTIAL DWELLING; Book 3536 Page 465

TAX MAP# 63-10-00-0-042

24.

Property of: Heather E. Crusan

Execution No.: 4791 OF 2022

Judgment Amt.: \$61,604.96

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

ALL the right, title, interest and claim of: Heather E. Crusan of in and to:

CITY OF MONESSEN; 1 Columbus Drive Monessen, Pennsylvania 15062; Residential Dwelling; Instrument Number: 201811060035450

TAX MAP# 20-03-03-0-178

25.

Property of: Robert Comunale

Execution No.: 22CJ04841

Judgment Amt.: \$59,951.62

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: Robert Comunale of in and to:

North Huntingdon Township; 12480 Larimer Avenue, North Huntingdon, PA 15642; Residential Dwelling; DBV 3624 PG 23

TAX MAP# 54-07-01-0-079

26.

Property of: JAMES V. BRASILE

Execution No.: 23 CJ 00190

Judgment Amt.: \$112,569.53

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Robert Crawley, Esq. ID No. 319712 / Robert Flacco, Esquire ID No. 325024, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JAMES V. BRASILE, of in and to:

CITY OF LATROBE; 819 FOREST STREET, LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #_201401130000757

TAX MAP# 15-03-03-0-028

27.

Property of: Kristen L. Fouse

Execution No.: 246 OF 2023

Judgment Amt.: \$34,421.90

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

ALL the right, title, interest and claim of: Kristen L. Fouse of in and to:

BOROUGH OF VANDERGRIFT; 935 Cooper Street Vandergrift, Pennsylvania 15690; Residential Dwelling; Instrument Number: 201704280013639

TAX MAP# 37-01-09-0-409-00-000

28.

Property of: Vickie G. Pelkey and Dane Longanecker,

Execution No.: 287-2023

Judgment Amt.: \$180,166.67

Attorney: BROCK & SCOTT, PLLC, Stephen Panik Esq., ID: 332786, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: VICKIE G. PELKEY AND DANE LONGANECKER, of in and to: BOROUGH OF MANOR, COUNTY OF WESTMORELAND; 198 OAK ST EXT, MANOR, PA 15665; A RESIDENTIAL DWELLING; 201104260014693

TAX MAP# 19-03-08-0-063-00-00

29.

Property of: Gina Farione a/k/a Gina M. Farione

Execution No.: 368 OF 2023

Judgment Amt.: \$51,840.40

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

ALL the right, title, interest and claim of: Gina Farione a/k/a Gina M. Farione of in and to:

CITY OF ARNOLD; 1812 Alcoa Drive New Kensington, Pennsylvania 15068; Residential Dwelling; Instrument Number: 201201110001541

TAX MAP# 0202040280

30.

Property of: Samuel T. Elder and Kelly N Elder

Execution No.: 394 OF 2023

Judgment Amt.: \$64,599.43

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

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

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

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

31.

Property of: Jeffrey S. Dehart and Melissa L. Dehart

Execution No.: 23CJ00395

Judgment Amt.: \$173,632.00

Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

ALL the right, title, interest and claim of: Jeffrey S. Dehart and Melissa L. Dehart of in and to:

Borough of Scottsdale; 616 South Broadway Street, Scottsdale, PA 15683; LOT HSE GAR 219 X 120 X IR; Residential Dwelling; INSTRUMENT#: 201509040030641

TAX MAP# 30-02-06-0-389

32.

Property of: BRIAN L. DOMENICK Solely in his capacity as an heir of, and as Administrator of the Estate of Michele A. Domenick, deceased

Execution No.: 23CJ00441

Judgment Amt.: \$84,477.23

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

ALL the right, title, interest and claim of: BRIAN L. DOMENICK Solely in his capacity as an heir of, and as Administrator of the Estate of Michele A. Domenick, deceased of in and to:

1117 Sullenberger Road Latrobe, PA 15650 117 Sullenberger Road Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; Book 3673 Page 543

TAX MAP# 61-08-00-0-169

33.

Property of: Regis F. Bell, Jr. and Barbara J. Bell, husband and wife

Execution No.: 23CJ00631

Judgment Amt.: \$35,865.38

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: Regis F. Bell, Jr. and Barbara J. Bell, husband and wife of in and to:

Township of East Huntingdon; 569 Tukosh Street, Tarrs, PA 15688; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201408130025610

TAX MAP# 47-04-11-0-014

34.

Property of: AMANDA GARDNER AKA AMANDA LEIGH GARDNER and MICHAEL GARDNER AKA MICHAEL W. GARDNER

Execution No.: 23CJ00663

Judgment Amt.: \$46,825.47

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

ALL the right, title, interest and claim of: AMANDA GARDNER AKA AMANDA LEIGH GARDNER and MICHAEL GARDNER AKA MICHAEL W. GARDNER of in and to:

Township of Unity; 309 3rd Street (f/k/a Box 105) Hostetter, PA 15638; NA; A RESIDENTIAL DWELLING; Book BOOK Page PAGE

TAX MAP# 61-20-13-0-034

35.

Property of: Gena J. Swanson

Execution No.: 704 of 2023

Judgment Amt.: \$60,918.99

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: Gena J. Swanson of in and to:

Jeannette City; 900 Gaskill Avenue, Jeannette, PA 15644; N/A; RESIDENTIAL REAL ESTATE; Instrument#: 201805010013073

TAX MAP# 14-01-12-0-213

36.

Property of: Eric A Bowser and Lisa A Bowser

Execution No.: 706 of 2023

Judgment Amt.: \$37,230.25

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: Eric A Bowser and Lisa A Bowser of in and to:

North Huntingdon Twp; 2247 Lindale Court, North Huntingdon, PA 15642-8728; N/A; RESIDENTIAL REAL ESTATE; 202205060016540

TAX MAP# 54-10-11-0-078

37.

Property of: Rosetta G. Burnett a/k/a Rosetta Burnett Sowa

Execution No.: 820 of 2023

Judgment Amt.: \$103,162.22

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

ALL the right, title, interest and claim of: Rosetta G. Burnett a/k/a Rosetta Burnett Sowa of in and to:

Township of Sewickley; 538 a/k/a 296 Sutersville Road, West Newton, PA 15089; 0.00; Single Family Dwelling; DEED INSTRUMENT # 200103270013069

TAX MAP# 58-14-00-0-009

38.

Property of: Zachary L. Riffer

Execution No.: 23CI00921

Judgment Amt.: \$29,378.53

Attorney: Michele M. Bradford, Esquire 200 Eagle Road, Suite 120, Wayne, PA 19087 (484)-367-4191

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

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

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

39.

Property of: JARED L. KEMP

Execution No.: 23CJ01148

Judgment Amt.: \$125,282.44

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

ALL the right, title, interest and claim of: JARED L. KEMP of in and to:

CITY OF LOWER BURRELL; 312 HARDING STREET LOWER BURRELL, PA 15068; NA; A RESIDENTIAL DWELLING; Instrument # 201912120038674

TAX MAP# 17-04-13-0-179

40.

Property of: Richard Lee Thomas, Jr., an unmarried man

Execution No.: 23CJ01195

Judgment Amt.: \$79,666.26

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: Richard Lee Thomas, Jr., an unmarried man of in and to:

Borough of Hunker; 332 Division Street, Hunker, PA 15639; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201107250026093

TAX MAP# 11-01-08-0-030

41.

Property of: Michael Ross Mohan

Execution No.: 1251 OF 2023

Judgment Amt.: \$183,896.92

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

ALL the right, title, interest and claim of: Michael Ross Mohan of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 11660 Dennis Circle North Huntingdon, Pennsylvania 15642; Residential Dwelling; Instrument Number: 201603210008695

TAX MAP# 54-11-09-0-014-00-000

42.

Property of: JOSEPH TANYER, IN HIS CAPACITY AS HEIR OF IRENE K. TANYER

Execution No.: 23CJ01284

Judgment Amt.: \$41,177.43

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JOSEPH TANYER, IN HIS CAPACITY AS HEIR OF IRENE K. TANYER; ROBERT TANYER, IN HIS CAPACITY AS HEIR OF IRENE K. TANYER; CONCETTA FARABAUGH, IN HER CAPACITY AS HEIR OF IRENE K. TANYER; ROSELLA TANYER, IN HER CAPACITY AS HEIR OF IRENE K. TANYER; KATHERINE TANYER, IN HER CAPACITY AS HEIR OF IRENE K. TANYER; REBECCA GASKIN, IN HER CAPACITY AS HEIR OF IRENE K. TANYER; GLADYS COOK, IN HER CAPACITY AS HEIR OF IRENE K. TANYER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRENE K. TANYER of in and to:

JEANNETTE, CITY; 707 WYLIE AVENUE JEANNETTE, PA 15644; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 14-03-04-0-344 DBV 2470 PG# 387

TAX MAP# 14-03-04-0-344

43.

Property of: Robert E. Dain and Carolyn C. Dain, his wife

Execution No.: 23CJ01358

Judgment Amt.: \$46,251.00

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: Robert E. Dain and Carolyn C. Dain, his wife of in and to:

Township of Washington; 125 Goodview Drive, Apollo, PA 15613; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200604210018171

TAX MAP# 63-05-08-0-015

44.

Property of: Elizabeth J. Montini

Execution No.: 1385-2023

Judgment Amt.: \$58,818.72

Attorney: BROCK & SCOTT, PLLC, Stephen Panik Esq., ID: 332786, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ELIZABETH J. MONTINI of in and to:

TOWNSHIP OF SEWICKLEY; 23 CLOPPER ST, HERMINIE, PA 15637; A RESIDENTIAL DWELLING; 200909210038026
TAX MAP# 58-07-12-0-083

45.

Property of: FRED REEDY
Execution No.: 23CJ01547
Judgment Amt.: \$49,464.83

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

ALL the right, title, interest and claim of: FRED REEDY of in and to:

WASHINGTON TWP.; 127 OLD BELL POINT RD APOLLO, PA 15613; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200305190038654

TAX MAP# 63-03-09-0-158

46.

Property of: Robert P. Bollinger, Sr., Deceased
Execution No.: 23CJ01556
Judgment Amt.: \$33,243.69

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: Robert P. Bollinger, Sr., Deceased of in and to:

North Huntingdon Township; 2011 Tara Drive, Irwin a/k/a 2011 Tara Drive, North Huntingdon, PA 15642; Residential Dwelling; DBV 2379 PG 1089

TAX MAP# 54-11-09-0-221

47.

Property of: Brandon J. Bryan and Megan R. Bryan

Execution No.: 23CJ01558
Judgment Amt.: \$164,675.92

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

ALL the right, title, interest and claim of: Brandon J. Bryan and Megan R. Bryan of in and to:

Derry; 800 West 1st Avenue, Derry, Pennsylvania 15627; Block Lot / Parcel 45-36-13-0-056 and 45-36-13-0-057 and 45-36-13-0-058; Residential property. INSTRUMENT # 202107160029425

TAX MAP# Block Lot - Parcel 45-36-13-0-056 and 45-36-13-0-057 and 45-36-13-0-058

48.

Property of: JAMES LOHR
Execution No.: 23CJ01648
Judgment Amt.: \$167,219.66

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

ALL the right, title, interest and claim of: JAMES LOHR of in and to:

CITY OF JEANNETTE; 1007 WYLIE AVENUE JEANNETTE, PA 15644; NA; A RESIDENTIAL DWELLING; Instrument # 202105050017828

TAX MAP# 14-03-08-0-026

49.

Property of: Terrence R. Dzimiera and Anna Maria Dzimiera

Execution No.: 23CJ01767
Judgment Amt.: \$39,061.47

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: Terrence R. Dzimiera and Anna Maria Dzimiera of in and to:

City of Monessen; 1513 Jones Street, Monessen, PA 15062; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201807060021021

TAX MAP# 20-02-15-0-026

50.

Property of: Elizabeth A. Pittner
Execution No.: 1819 of 2023
Judgment Amt.: \$114,119.70

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: Elizabeth A. Pittner of in and to:

Hempfield Twp.; 30 Elgin Drive, Greensburg, PA 15601-4928; N/A; RESIDENTIAL REAL ESTATE; DBV: 2652 and Page 109

TAX MAP# 50-20-12-0-042

51.

Property of: MARY A. ROMAN
Execution No.: 23CJ01967
Judgment Amt.: \$88,150.00

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: DEAN W. MARSH; MARY A. ROMAN of in and to:

PENN TOWNSHIP; 105 STELLA DR. TRAFFORD, PA 15085; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #202109230039585

TAX MAP# 55-02-16-0-124

52.

Property of: Eva C. Kucic, single

Execution No.: 23CJ02049

Judgment Amt.: \$25,191.42

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: Eva C. Kucic, single of in and to:

Township of Penn; 309 Murrysville Road, Trafford, PA 15085; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200705020020480

TAX MAP# 55-02-11-0-093

53.

Property of: Dale A. Moss

Execution No.: 2080-2023

Judgment Amt.: \$91,686.47

Attorney: BROCK & SCOTT, PLLC, Stephen PanikEsq., ID: 332786, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: DALE A. MOSS of in and to:

HEMPFIELD TOWNSHIP; 634 STAMFORD DR, GREENSBURG, PA 15601; A RESIDENTIAL DWELLING; 200502280009673

TAX MAP# 50-29-10-0-060

54.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Robert Allen Hayden a/k/a Robert A. Hayden, a/k/a Robert Hayden, Deceased

Execution No.: 2263 of 2023

Judgment Amt.: \$90,734.50

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Robert Allen Hayden a/k/a Robert A. Hayden, a/k/a Robert Hayden, Deceased of in and to:

City of Greensburg; 232 North Hamilton Street a/k/a 232 North Hamilton Avenue, Greensburg, PA 15601; W.A. Stokes; 5,474 square feet; Residential property. INSTRUMENT #: 200102070004769

TAX MAP# 10-02-14-0-009

55.

Property of: Jeff S. McMillen and Shannon M. McMillen

Execution No.: 2350 OF 2023

Judgment Amt.: \$72,216.94

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

ALL the right, title, interest and claim of: Jeff S. McMillen and Shannon M. McMillen of in and to:

Borough of West Newton; 501 Adams Street West Newton, Pennsylvania 15089; Residential Dwelling; Instrument Number: 201304250016115

TAX MAP# 39-01-13-0-035

56.

Property of: Kimberly Harmon

Execution No.: 2399 of 2023

Judgment Amt.: \$44,435.41

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: Kimberly Harmon of in and to:

Vandergrift Boro; 816 Hawthorne Street, Vandergrift, PA 15690; First Addition to Vandergrift Heights, Lot No. 24; Residential property. INSTRUMENT #: 200101290003271

TAX MAP# 37-01-09-0-191

57.

Property of: Frederick D. Dupree, unmarried

Execution No.: 23CJ02516

Judgment Amt.: \$17,019.88

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: Frederick D. Dupree, unmarried of in and to:

City of Lower Burrell; 1183 Hill Street, Lower Burrell, PA 15068; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202304100008377

TAX MAP# 17-08-05-0-054

58.

Property of: Fred E. Harlan, III

Execution No.: 2806 of 2023

Judgment Amt.: \$48,516.44

Attorney: George Allen Butler, — Mahady & Mahady, 223 South Maple Avenue, Greensburg, PA 15601

ALL the right, title, interest and claim of: Fred E. Harlan, III of in and to:

Borough of Ligonier, Westmoreland County; 120 North St. Clair St., Ligonier PA 15658; House and Garage; INSTRUMENT #: 201309200038650

TAX MAP# 16-01-16-0-106

60.

Property of: Carla Kleitz

Execution No.: 5129 OF 2018

Judgment Amt.: \$194,681.20

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

ALL the right, title, interest and claim of: Carla Kleitz of in and to:

Borough of North Velle Vernon; 902 Henry Street Belle Vernon, Pennsylvania 15012; Residential Dwelling; Instrument Number: 201707110022844

TAX MAP# 26-02-05-0-249

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

—
SEPTEMBER 29, 2023

10/17/24 Nov

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