

**Need a lawyer?  
Find one at  
Irs.westbar.org**

*Finding yourself confronted with a legal problem can be a frightening experience. But it doesn't have to be. The Lawyer Referral Service of the Westmoreland Bar Association can help you find the right lawyer for your legal problem. We have lawyers ready to help you in these legal areas, and more:*

- Divorce
- Child Custody
- Bankruptcy
- Father's Rights
- Personal Injury
- Traffic Violations
- Motor Vehicle Accidents
- Drug Charges
- DUI
- Social Security Issues
- Mortgage Foreclosures
- Landlord/Tenant Issues
- Real Estate
- Business and Corporate Law

*While our service does not provide legal advice, we do match you with an attorney located within Westmoreland County who is qualified to handle your specific case.*

**Irs.westbar.org  
can help you find the  
right lawyer for your  
legal problem.**

**Or call 724-834-8490  
Monday through Friday  
from 8:30 am to 4 pm.**

**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](http://www.westbar.org/attorneys) or by calling 724-834-6730.*

---

**FIRST PUBLICATION**

---

No estates submitted for publication.

---

**SECOND PUBLICATION**

---

No estates submitted for publication.

---

**THIRD PUBLICATION**

---

No estates submitted for publication.

---

**LEGAL NOTICES**

---

**TRUST NOTICE**

Notice is hereby given of the administration of **THE STALLER FAMILY TRUST, DATED JULY 23, 2002, AS AMENDED.** Arlene M. Staller, late of Washington Township, Westmoreland County, Pennsylvania, surviving settlor of The Staller Family Trust, died on August 3, 2023. All persons having claims against this Trust or Arlene M. Staller and all persons indebted to this Trust or Arlene M. Staller, are requested to make a claim or payment without delay to:

Dennis Staller, Trustee  
c/o Jerome L. Tierney, Esquire  
10531 Center Highway  
North Huntingdon, PA 15642

15/22/29 Sep

In the Court of Common Pleas of  
Westmoreland County, Pennsylvania

Civil Action – Law

NO. 2616 of 2023

VERLE H. BUSH and RUTH E. BUSH,  
Plaintiffs,

vs.

WESTMORELAND INCORPORATED,  
Defendant.

ORDER OF COURT

AND NOW, to wit, this 15th day of September, 2023, upon motion of Richard M. Conte, attorney for the plaintiffs, and it appearing that service has been had upon the defendant, Westmoreland Incorporated, its unknown successors and assigns., whose whereabouts are unknown, by publication; and it further appearing that more than twenty (20) days have elapsed since service was had upon said defendants, and it further appearing that no answer has been filed, no action of ejectment has been commenced and no appearance has been entered for the defendants, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED, that service of this Order of Court be had upon the defendant, Westmoreland Incorporated, its unknown successors and assigns, and all others having any right, title, interest or claim in the property described herein, by publication in the Greensburg Tribune Review, a newspaper of general circulation in Westmoreland County, and in the Westmoreland Law Journal, a legal periodical, one time of the circumstances of this order.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED, that unless the said defendant, its unknown successors and assigns and all others having any right, title, interest, claim or lien in the following described real estate,

All those certain lots or parcels of land situate in Penn Township, Westmoreland County, Pennsylvania, bounded and described as follows, to wit: Beginning at a stake at the southerly side of North Avenue and the Westerly side of Acorn Street (formerly known as Wayne Street); thence along Acorn Street South 23° 25' East one hundred five (105) feet to a stake in line between Lots 251 and 252; thence along line between said lots South

66° 35' West one hundred twenty (120) feet to a stake on the Easterly side of a twenty (20) foot wide alley; thence along said alley North 23° 25' West one hundred five (105) feet to a stake on the Southerly side of the above mentioned North Avenue; thence along said avenue North 66° 35' East, one hundred twenty (120) feet to the place of beginning. Containing 12,600 square feet. Being Lots 250 and 251 in the Penn Plan of Lots of Westmoreland Incorporated in Penn Township, Westmoreland County, Pennsylvania, recorded in the Office for recording of deeds in and for said County in Plan Book Volume 7, page 316.

The above described property is a portion of the parcel identified on the Westmoreland County Tax Map as parcel 55-18-10-0-031.

appear and plead within thirty (30) days from the publication hereof they will be forever barred from asserting any right, title, interest, lien, or claim in the above described land inconsistent with the fee simple interest of the plaintiffs, and further, if no appearance is entered, answer made or action in ejectment filed, final judgment will be taken.

That the publication of this order shall be sufficient notice of entry of default judgment and shall fulfill the requirements of Pennsylvania Rules of Civil Procedures, Rule 237.1

BY THE COURT,  
/s/ Harry F. Smail, Jr., Judge

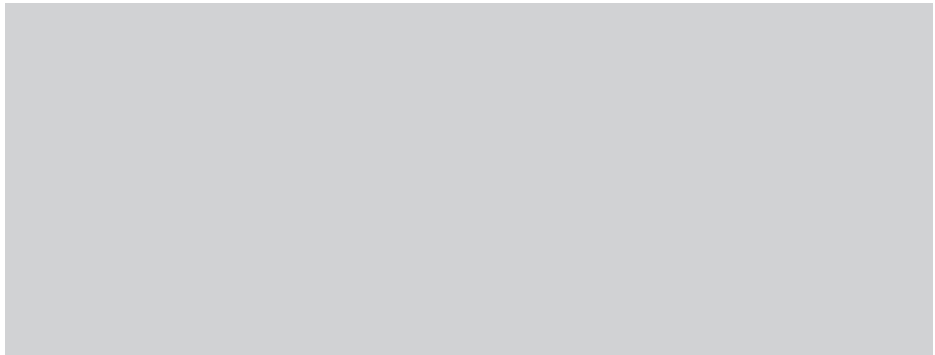
Attest:  
/s/ Gina O'Barto  
Prothonotary

22 Sep

**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 August 2, 2023, for **J&T ENGINE WORX** with a principal place of business located at 215 Ligonier St., New Florence, PA 15944 in Westmoreland County. The individual interested in this business is William D. Clawson II, also located at 215 Ligonier St., New Florence, PA 15944. This is filed in compliance with 54 Pa.C.S. 311.

22 Sep



NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE IN THE COURT OF  
COMMON PLEAS OF WESTMORELAND  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

COURT OF COMMON PLEAS  
CIVIL DIVISION  
WESTMORELAND COUNTY  
No. 23CJ02471

PENNYMAC LOAN SERVICES, LLC

**Plaintiff**

vs.

Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under Gerrid  
Fierst a/k/a Gerrid W. Fierst, Sr., Deceased

**Defendant**

NOTICE

TO:

Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under Gerrid  
Fierst a/k/a Gerrid W. Fierst, Sr., Deceased

You are hereby notified that on June 23,  
2023, Plaintiff, PENNYMAC LOAN SERVICES,  
LLC filed a Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend, against  
you in the Court of Common Pleas of  
Westmoreland County Pennsylvania, docket  
to TERM, No. 23CJ02471. Wherein Plaintiff  
seeks to foreclose on the mortgage secured  
on your property located at 400 Moween  
Road, Saltsburg, PA 15681 whereupon your  
property would be sold by the Sheriff of  
Westmoreland County.

You are hereby notified to plead to the  
above referenced Complaint on or before 20  
days from the date of this publication or a  
Judgment will be entered against you.

NOTICE

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 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 NOTICE TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND OUT WHERE  
YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
WESTMORELAND BAR ASSOCIATION  
P.O. BOX 565 GREENSBURG, PA 15601  
(724) 834-8490  
<http://lrs.westbar.org>

22 Sep

Westmoreland County  
Court of Common Pleas  
Number: 3324 OF 2023

Notice of Action in Mortgage Foreclosure

PennyMac Loan Services, LLC, Plaintiff v. Mollie Joanne Rimlinger a/k/a Joanne Rimlinger a/k/a Joanne Machovsky, Known Surviving Heir of James M. Hanyo, Dennis Machovsky, Known Surviving Heir of James M. Hanyo, Rita Davis, Known Surviving Heir of James M. Hanyo, and Unknown Surviving Heirs of James M. Hanyo, Defendants

**TO: Unknown Surviving Heirs of James M. Hanyo.** Premises subject to foreclosure: 120 South 5th Street, Youngwood, Pennsylvania 15697. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Westmoreland County Bar Association, P.O. BOX 565, Greensburg, Pennsylvania 15601, (724) 834-8490**<http://irs.westbar.org>. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

22 Sep

**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:

**Carol M. Ferry** being Map Number **51-23-04-0-013**, and being located in **Ligonier Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **October 31, 2023**, 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 **\$1,216.44**, plus costs, which sum is due at the time of the sale.

8/22 Sep



---

**SHERIFF SALES**

---

**JAMES ALBERT, Sheriff  
of Westmoreland County, PA  
MONDAY, NOVEMBER 6, 2023**

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 NOVEMBER 16, 2023 (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 NOVEMBER 6, 2023 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Wayne A. Yezerski and Janet L. Yezerski

Execution No.: 2933 OF 2015

Judgment Amt.: \$75,571.23

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: Wayne A. Yezerski and Janet L. Yezerski of in and to:

Sewickley Township; 168 Wilps Drive, Herminie, PA 15637; 0.00; Residential Dwelling; DBV 2263 PAGE 1067; MORTGAGE INSTRUMENT # 201110130037233

TAX MAP# 58-07-15-0-132

2.

Property of: Michael R. Segiel aka Michael Segiel 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, Milstead & Associates, LLC, 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 No. 4 in Drennan Heights Plan recorded in Plan Book V38, p. 90. A Residential Dwelling; DBV 3696, PG. 196.

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

3.

Property of: Casey Kacik

Execution No.: 2018-174

Judgment Amt.: \$272,953.56 plus interest from 07/03/19 to date of Sale at a per diem rate of \$44.87

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: Casey Kacik of in and to:

Township of Unity; 425 Eton Drive, Greensburg, PA 15601; 0.00; Residential; INSTRUMENT # 200805010018110

TAX MAP# 61-12-08-0-106

4.

Property of: JOHN R. BALT

Execution No.: 19CJ01268

Judgment Amt.: \$63,523.47

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

ALL the right, title, interest and claim of: JOHN R. BALT of in and to:

Township of Penn; 24 Brenda Avenue Jeannette, PA 15644; LOT 247 & HOUSE; A RESIDENTIAL DWELLING; INSTRUMENT #201406300020107

TAX MAP# 55-14-10-0-163

6.

Property of: KIMBERLY D. HEMPEL AND JASON R. HEMPEL

Execution No.: 19-CI-03668

Judgment Amt.: \$46,295.94

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

ALL the right, title, interest and claim of: KIMBERLY D. HEMPEL AND JASON R. HEMPEL, of in and to: BOROUGH OF MANOR; 110 X 50; 50 OBSERVATORY STREET, MANOR, PENNSYLVANIA 15665; A RESIDENTIAL DWELLING HOUSE, GARAGE & BUILDING; DBV# 3683, PG# 83

TAX MAP# 19-03-08-0-090

7.

Property of: JOHN M. RISKO MICHELE P. RISKO WILLIAM J. SKRAITZ and SATURNINA M. SKRAITZ

Execution No.: 21CJ03083

Judgment Amt.: \$246,015.15

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

ALL the right, title, interest and claim of: JOHN M. RISKO MICHELE P. RISKO WILLIAM J. SKRAITZ and SATURNINA M. SKRAITZ of in and to:

ROSTRAVER TOWNSHIP; 646 Eagle Drive fka 642 Sunset Avenue Belle Vernon, PA 15012; HSE; A RESIDENTIAL DWELLING; Instrument # 200802250007505

TAX MAP# 56-05-16-0-018

8.

Property of: Dante A. Mangery and Kristene M. Mangery

Execution No.: 21CJ04113

Judgment Amt.: \$290,816.44

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: Dante A. Mangery of in and to:

Township of Bell; 112 Lindy Lane, Saltsburg, PA 15681; Residential Dwelling; DEED INSTRUMENT #: as Instrument No. 200804280017442

TAX MAP# 43-12-00-0-114

---

9.

Property of: CONNIE MARLENE BROWN

Execution No.: 21CJ04256

Judgment Amt.: \$80,587.06

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

ALL the right, title, interest and claim of: CONNIE MARLENE BROWN of in and to:

Borough of Vandergrift; 118 Holmes Street Vandergrift, PA 15690; HOUSE PT LOT 15 BLK J; A RESIDENTIAL DWELLING; Book 202 Page 3408

TAX MAP# 37-01-09-0-697

---

10.

Property of: Charles R. Hawk and Melissa S. Hawk

Execution No.: 22CJ00626

Judgment Amt.: \$159,312.81

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: Charles R. Hawk and Melissa S. Hawk of in and to:

City of Lower Burrell; 3419 Glenwood Dr, New Kensington AKA Lower Burrell, PA 15068; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200408250051575

TAX MAP# 17-03-04-0-139

---

11.

Property of: Christopher Gisane

Execution No.: 1419 OF 2022

Judgment Amt.: \$99,298.10

Attorney: Kristine M. Anthou Grenen & Birsic PC One Gateway Ctr, 9 Fl, Pgh, PA 15222

ALL the right, title, interest and claim of: Christopher Gisane of in and to:

City of Jeannette; 813 North Second Street, Jeannette, PA 15644; Plan of North Jeannette / Lot Nos. 79 and 80; N/A; Single-family dwelling; INSTRUMENT #: 201611290038843

TAX MAP# 14-02-05-0-361 AND 14-02-05-0-362

---

12.

Property of: Thomas Alvin Richards

Execution No.: 1693 OF 2022

Judgment Amt.: \$77,576.93

Attorney: Jerome Blank, Pincus Law Group, PLLC, 2900 Arch Street, Suite 1700, Philadelphia, PA 19104

ALL the right, title, interest and claim of: Thomas Alvin Richards of in and to:

Borough of Derry; 321 West 2nd Avenue, Derry, PA 15627; Residential Dwelling; Deed Volume Number: 2113 Page # 843

TAX MAP# 06-01-14-0-042

13.

Property of: Samuel R. Brant, Sr.

Execution No.: 1825 of 2022

Judgment Amt.: \$58,185.80

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: Samuel R.  
Brant, Sr. of in and to:

City of Latrobe; 813 Forest Street, Latrobe, PA 15650;  
0.00; Residential Dwelling; DEED INSTRUMENT #  
201303280011982; MORTGAGE INSTRUMENT #  
201303280011983

TAX MAP# 15-03-03-0-026

14.

Property of: Tyler D. Flanigan

Execution No.: 1956-2022

Judgment Amt.: \$79,598.60

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

ALL the right, title, interest and claim of: TYLER D.  
FLANIGAN of in and to:

LOWER BURRELL CITY; 308 NEBRASKA DR,  
LOWER BURRELL, PA 15068; A RESIDENTIAL  
DWELLING; 201404140010413

TAX MAP# 17-03-15-0-220

15.

Property of: Robert J. Montgomery

Execution No.: 1970 OF 2022

Judgment Amt.: \$64,591.26

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

ALL the right, title, interest and claim of: Robert J.  
Montgomery of in and to:

City of New Kensington; 424 Ridge Avenue, New  
Kensington, Pennsylvania 15068; Residential  
Dwelling; Instrument Number: 202103100009400

TAX MAP# 24-03-12-0-335

16.

Property of: Jeffrey A. Miller, now deceased

Execution No.: 2404 OF 2022

Judgment Amt.: \$30,885.47

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: Madelyn A.  
Miller, Administrator of the Estate of Jeffrey A. Miller,  
Deceased of in and to:

North Belle Vernon Borough; 103 Arch Street, Belle  
Vernon, PA 15012; 0.00; Residential Dwelling;  
DEED INSTRUMENT # 199809041338576;  
MORTGAGE INSTRUMENT # 200306300051527  
TAX MAP# 26-01-08-0-014

17.

Property of: Margaret L. Kuzar and Brain R,  
Jurls unmarried, and Danny D.  
Jurls and Betty J. Jurls

Execution No.: 22CJ02788

Judgment Amt.: \$62,362.27

Attorney: BROCK & SCOTT, PLLC, Stephen  
PanikEsq., ID: 328659, 2011 Renaissance  
Boulevard, Suite 100, King of Prussia, PA 19406,  
Phone: (844) 856-6646

ALL the right, title, interest and claim of:  
MARGARET L. KUZAR AND BRAIN R, JURLS  
UNMARRIED, AND DANNY D. JURLS AND BETTY  
J. JURLS of in and to:

CITY OF JEANNETTE; 1707 PENN AVE,  
JEANNETTE, PA 15644; A RESIDENTIAL  
DWELLING; 201612020039514

TAX MAP# 14-01-11-0-038-00-000 &amp; 14-01-11-0-039-00-000

18.

Property of: Justin Mains, known Heir of Gary  
E. Mains, deceased, Danielle  
Mains, known Heir of Gary E.  
Mains, deceased, Damon Mains,  
known Heir of Gary E. Mains,  
deceased, Bonnie Mains, known  
Heir of Gary E. Mains, deceased  
and Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under Gary E.  
Mains, deceased

Execution No.: 2882of2022

Judgment Amt.: \$109,062.83

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

ALL the right, title, interest and claim of: Justin  
Mains, known Heir of Gary E. Mains, deceased;  
Danielle Mains, known Heir of Gary E. Mains,  
deceased; Damon Mains, known Heir of Gary E.  
Mains, deceased; Bonnie Mains, known Heir of  
Gary E. Mains, deceased; and Unknown Heirs,  
Successors, Assigns and All Persons, Firms or  
Associations Claiming Right, Title or Interest from  
or under Gary E. Mains, deceased of in and to:

City of New Kensington; 440 Esther Avenue, New  
Kensington, PA 15068; 124; Residential Dwelling;  
INSTRUMENT #: 201704240012973

TAX MAP# 24-01-16-0-085



19.

Property of: CHARLES B. GUIDOS, JR.,  
DECEASED

Execution No.: 22CJ02938

Judgment Amt.: \$142,059.93

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: LEE ANN BAIR A/K/A LEE ANN GUIDOS, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF CHARLES B. GUIDOS, JR.; ZACHARY A. GUIDOS, IN HIS CAPACITY AS HEIR OF CHARLES B. GUIDOS, JR.; ALEESHA N. GUIDOS, IN HER CAPACITY AS HEIR OF CHARLES B. GUIDOS, JR.; ASHLEY N. GUIDOS, IN HER CAPACITY AS HEIR OF CHARLES B. GUIDOS, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST, FROM OR UNDER CHARLES B. GUIDOS, JR. of in and to:

UNITY TOWNSHIP; 947 SOLOMON TEMPLE ROAD LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DBV 3559 PG# 412

TAX MAP# 61-21-00-0-027

21.

Property of: Karen Muirhead and Jean Zelenko

Execution No.: 22CJ03089

Judgment Amt.: \$87,316.58

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: Karen Muirhead and Jean Zelenko of in and to:

Borough of North Belle Vernon; 736 Broad Avenue, Belle Vernon, PA 15012; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201111210042940

TAX MAP# 26-02-09-0-121

22.

Property of: Kathleen Kappel, solely in her capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and Melanie Pakulski, solely in her capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and Richard Rega II, solely in his capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and Celeste Rega, solely in her capacity as known heir of Eleanore P. Rega n/k/a

Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and The Unknown Heirs of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased

Execution No.: 22CJ03200

Judgment Amt.: \$123,473.00

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: Kathleen Kappel, solely in her capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and Melanie Pakulski, solely in her capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and Richard Rega II, solely in his capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased and Celeste Rega, solely in her capacity as known heir of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased And The Unknown Heirs of Eleanore P. Rega n/k/a Eleanore P. Bentley a/k/a Eleanore Bentley, now deceased of in and to:

Mount Pleasant Boro; 928 West Washington St, Mount Pleasant, PA 15666; N/A; RESIDENTIAL REAL ESTATE; 200804250017126

TAX MAP# 21-01-14-0-074

23.

Property of: Alaynah Moore, as heir to Nichelle Gallagher, deceased, Anthony Giannilli, as heir to Nichelle Gallagher, deceased, James Simpson a/k/a Jim Simpson as heir to Nichelle Gallagher, deceased, Mary C. Gallagher, The Unknown Heirs of Nichelle Gallagher, deceased

Execution No.: 3376 of 2022

Judgment Amt.: \$105,928.00

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: Alaynah Moore, as heir to Nichelle Gallagher, deceased, Anthony Giannilli, as heir to Nichelle Gallagher, deceased, James Simpson a/k/a Jim Simpson as heir to Nichelle Gallagher, deceased, Mary C. Gallagher, The Unknown Heirs of Nichelle Gallagher, deceased of in and to:

Latrobe City; 121 Irving Avenue, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; 200011280023287

TAX MAP# 15-03-10-0-126

24.

Property of: Edwin M. Adams and Rita J. Adams

Execution No.: 3486-2022

Judgment Amt.: \$80,298.42

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: EDWIN M. ADAMS AND RITA J. ADAMS of in and to:

DERRY TOWNSHIP; 2583 RAYMOND AVE, LATROBE, PA 15650; A RESIDENTIAL DWELLING; Deed Book 2865, Page 223

TAX MAP# 45-44-04-0-080

---

25.

Property of: Mary F. Cowen, single

Execution No.: 22CJ03927

Judgment Amt.: \$19,192.73

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: Mary F. Cowen, single of in and to:

City of Arnold; 1416 5th Avenue, Arnold, PA 15068; N/A; 0.00; Single Family Dwelling; DBV 3484 PG # 157

TAX MAP# 02-02-07-0-434

---

26.

Property of: Brittany J. Snyder

Execution No.: 4329-2022

Judgment Amt.: \$84,006.37

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: BRITTANY J. SNYDER of in and to:

BOROUGH OF YOUNGWOOD; 215 N 4TH STREET, YOUNGWOOD, PA 15697; A RESIDENTIAL DWELLING; 201707030021775

TAX MAP# 41-01-12-0-125

---

27.

Property of: Angela M. Pfeil

Execution No.: 4644 of 2022

Judgment Amt.: \$106,237.31

Attorney: William E. Miller, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

ALL the right, title, interest and claim of: Angela M. Pfeil of in and to:

Penn Township; 3365 Route 130 Harrison City, PA 15636; 0.17 Acres; A Residential Dwelling; DEED INSTRUMENT # 201610240034503

TAX MAP# 55-14-05-0-062

---

28.

Property of: Melanie A. Seback

Execution No.: 22CI04731

Judgment Amt.: \$87,862.27

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: MELANIE A. SEBACK of in and to:

CITY OF JEANNETTE; 701 SAINT CLAIR AVE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; 201508180028223

TAX MAP# 14-01-12-0-276

---

29.

Property of: William Young, now deceased

Execution No.: 4770 OF 2022

Judgment Amt.: \$89,586.12

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: William E. Young, heir of William Young, deceased; Christopher M. Young, heir of William Young, deceased; Kari Anne Halaut, heir of William Young, deceased; Jennifer L. Carter, heir of William Young, deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under William Young, deceased of in and to:

Southwest Greensburg Borough; 827 Green Street, Greensburg, PA 15601; 0.00; Residential Dwelling; DBV 3596 PAGE 177; MORTGAGE INSTRUMENT # 200109260052817

TAX MAP# 34-01-11-0-100

---

30.

Property of: EDWARD P. HOUGH A/K/A EDWARD PAUL GRAYDEN HOUGH, DECEASED

Execution No.: 22CJ04781

Judgment Amt.: \$58,175.59

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: DREW HOUGH, IN HIS CAPACITY AS HEIR OF EDWARD P. HOUGH A/K/A EDWARD PAUL GRAYDEN HOUGH; BROG HOUGH, IN HIS CAPACITY AS HEIR OF EDWARD P. HOUGH A/K/A EDWARD PAUL GRAYDEN HOUGH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD P. HOUGH A/K/A EDWARD PAUL GRAYDEN HOUGH of in and to:

CITY OF MONESSEN; 8 WASHINGTON DRIVE MONESSEN, PA 15062; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200605300025335

TAX MAP# 20-03-04-0-001

---

31.

Property of: Alexandra M. Nickl and Ryan E. Nickl

Execution No.: 23CJ00070

Judgment Amt.: \$89,584.79

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: Alexandra M. Nickl and Ryan E. Nickl of in and to:

Borough of Manor; 33 Observatory Street, Manor, PA 15665; Residential Dwelling; DEED INSTRUMENT #: 201805290016515

TAX MAP# 19-03-08-0-031

---

32.

Property of: Delwood D. Eiselman, Jr. and Tiffany Eiselman

Execution No.: 109 of 2023

Judgment Amt.: \$98,264.65

Attorney: William E. Miller, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

ALL the right, title, interest and claim of: Delwood D. Eiselman, Jr. and Tiffany Eiselman of in and to:

Murrysville; 5714 Kennedy Avenue, Export, PA 15632; 0 Acres; A Residential Dwelling; DEED INSTRUMENT # 200512020063556

TAX MAP# 49-15-11-0-015

---

33.

Property of: CHRISTOPHER L. BARBER

Execution No.: 133 of 2023

Judgment Amt.: \$36,370.48

Attorney: Natalie Piscione, Esq. 357 Regis Ave., Pittsburgh, PA 15236 412-653-5000

ALL the right, title, interest and claim of: CHRISTOPHER L. BARBER of in and to:

Jeanette; 211 South 3rd Street Jeanette, PA 15644; Residential Dwelling; DEED INSTRUMENT # 201607210022945

TAX MAP# 14-01-16-2-098-00-000

---

34.

Property of: KAYLA BRANCATO, IN HER CAPACITY AS HEIR OF DONALD L RASPOTNIK

Execution No.: 23CJ00167

Judgment Amt.: \$135,172.11

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Robert Crawley, Esq. ID No. 319712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

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

SEWICKLEY TWP; 211 HIGH STREET IRWIN, PA 15642; N/A; A RESIDENTIAL DWELLING; DBV 3507 PG# 516

TAX MAP# 50-07-13-0-063

---

35.

Property of: Eric L. Fafalios and Lauren Fafalios, husband and wife

Execution No.: 23CJ00172

Judgment Amt.: \$141,001.94

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: Eric L. Fafalios and Lauren Fafalios, husband and wife of in and to:

Township of Hempfield; 629 Lynn Street, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202107270030806

TAX MAP# 50-15-16-0-036

---

36.

Property of: Jacob C. Patterson

Execution No.: 179 of 2023

Judgment Amt.: \$102,392.42

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1040, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Jacob C. Patterson of in and to:

Township of St. Clair; 616 Route 56, Seward, PA 15954; Having thereon erected a dwelling

commonly known as 616 Route 56, Seward, PA  
15954; INSTRUMENT NO.: 201805310016853  
TAX MAP# 60-04-00-0-002

---

37.

Property of: Randall Lee Albright and Paula R.  
Albright

Execution No.: 228of2023

Judgment Amt.: \$64,540.14

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

ALL the right, title, interest and claim of: Randall Lee  
Albright and Paula R. Albright of in and to:

Township of Derry; 2100 Dailey Avenue, Latrobe, PA  
15650; 57, 58 and 59; Residential Dwelling; DBV  
3790 PG# 574

TAX MAP# 45-40-15-0-041

---

38.

Property of: Isaiah S. Brown and Melissa C.  
Brown

Execution No.: 23CJ00274

Judgment Amt.: \$60,815.71

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: Isaiah S.  
Brown and Melissa C. Brown of in and to:

Scottdale Boro; 38 5th Avenue, Scottdale, PA  
15683-2146; N/A; RESIDENTIAL REAL ESTATE;  
Instrument#: 201007020022949

TAX MAP# 30-02-06-0-292

---

39.

Property of: William J. Mertz II and Kate A.  
Nolf, both unmarried

Execution No.: 23CJ00338

Judgment Amt.: \$30,634.58

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: William J.  
Mertz II and Kate A. Nolf, both unmarried of in and  
to:

City of Greensburg; 316 Oakland Avenue,  
Greensburg, PA 15601; N/A; 0.00; Single Family  
Dwelling; DBV 3768 PG # 36

TAX MAP# 10-04-03-0-106

40.

Property of: WILLIAM DADAMO, IN HIS  
CAPACITY AS HEIR OF MARK A.  
D'ADAMO

Execution No.: 23CJ00524

Judgment Amt.: \$63,380.26

Attorney: Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC – Attorneys for Plaintiff, Robert  
Flacco, Esquire ID No. 325024, John G. Simolike,  
Esquire ID No. 330430, Nicole Rizzo, Esquire ID No.  
332712

ALL the right, title, interest and claim of: WILLIAM  
DADAMO, IN HIS CAPACITY AS HEIR OF MARK A.  
D'ADAMO; ANNA GARDONE, IN HER CAPACITY  
AS HEIR OF MARK A. D'ADAMO; ANTOINETTE  
PALUCACOS, IN HER CAPACITY AS HEIR OF  
MARK A. D'ADAMO; RENA JONES, IN HER  
CAPACITY AS HEIR OF MARK A. D'ADAMO;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER MARK A. D'ADAMO of in and to:

BELL TWP; 3954 STATE RT 819 AVONMORE, PA  
15618; N/A; A RESIDENTIAL DWELLING; DEED  
INSTRUMENT #200708230040196

TAX MAP# 43-09-00-0-088

---

41.

Property of: Lee A. Walmsley, Sr. a/k/a Lee A.  
Walmsley

Execution No.: 600 of 2023

Judgment Amt.: \$76,576.47

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

ALL the right, title, interest and claim of: Lee A.  
Walmsley, Sr. a/k/a Lee A. Walmsley of in and to:

Rostraver Township; 1197 State Route 136, Belle  
Vernon, PA 15012; a residential dwelling; DEED  
INSTRUMENT # 200201100002482

TAX MAP# 56-02-00-0-056

---

42.

Property of: KAREN L. DYKES, IN HER  
CAPACITY AS HEIR OF  
ELEANOR R. POLITO A/K/A  
ELEANOR POLITO A/K/A  
ELEANOR ROSE POLITO

Execution No.: 23CJ00671

Judgment Amt.: \$63,023.86

Attorney: Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC – Attorneys for Plaintiff, Robert  
Flacco, Esquire ID No. 325024, John G. Simolike,  
Esquire ID No. 330430, Nicole Rizzo, Esquire ID No.  
332712

ALL the right, title, interest and claim of: G. JOSEPH POLITO, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF ELEANOR R. POLITO A/K/A ELEANOR POLITO A/K/A ELEANOR ROSE POLITO; KAREN L. DYKES, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELEANOR R. POLITO A/K/A ELEANOR POLITO A/K/A ELEANOR ROSE POLITO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELEANOR R. POLITO A/K/A ELEANOR POLITO A/K/A ELEANOR ROSE POLITO of in and to:

VANDERGRIFT BORO; 707 HOLLAND STREET VANDERGRIFT, PA 15690; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200809220039366  
TAX MAP# 37-01-05-0-164

---

43.

Property of: Mary Elaine Porch a/k/a Mary E. Porch

Execution No.: 677 of 2023

Judgment Amt.: \$39,678.87

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1040, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Mary Elaine Porch a/k/a Mary E. Porch of in and to:

Borough of Hunker; 393 Walnut Avenue, Hunker, PA 15639; Having thereon erected a two-story frame dwelling house and garage known as 393 Walnut Avenue, Hunker, PA 15639; DEED BOOK VOL. 2456, PG. 402

TAX MAP# 11-01-08-0-037

---

44.

Property of: Robert J. Zanotto

Execution No.: 749 OF 2023

Judgment Amt.: \$46,301.96

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: Robert J. Zanotto of in and to:

West Leechburg Borough; 132 Summit Street, West Leechburg, PA 15656; 0.00; Residential Dwelling; DEED INSTRUMENT # 201201200003108; MORTGAGE INSTRUMENT # 201201200003109

TAX MAP# 38-02-13-0-182

---

45.

Property of: Oliviero Teodoro, Gloria Teodoro and Judy Teodoro

Execution No.: 752-2023

Judgment Amt.: \$154,232.56

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: OLIVIERO TEODORO, GLORIA TEODORO AND JUDY TEODORO of in and to:

BOROUGH OF TRAFFORD; 264 E FAIRMONT AVE, TRAFFORD, PA 15085; A RESIDENTIAL DWELLING; 200610020048392

TAX MAP# 36-03-07-0-090

---

46.

Property of: Ronald Trout, unmarried of, Latrobe Westmoreland County, Pennsylvania

Execution No.: 757-2023

Judgment Amt.: \$98,881.76

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: RONALD TROUT, UNMARRIED OF, LATROBE WESTMORELAND COUNTY, PENNSYLVANIA of in and to:

TOWNSHIP OF DERRY; 4754 STATE ROUTE 982, LATROBE, PA 15650; A RESIDENTIAL DWELLING; 201105310019025

TAX MAP# 45-44-04-0-009

---

47.

Property of: Jeffrey S. Weiss

Execution No.: 964 of 2023

Judgment Amt.: \$18,550.68

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1040, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Jeffrey S. Weiss of in and to:

City of Arnold; 1927 Ridge Avenue, Arnold, PA 15068; Lots Numbered 1204 and 1205 in Block 29 in the Kensington Improvement Company's Plan of New Kensington; Having thereon erected a dwelling commonly known as 1927 Ridge Avenue, Arnold, PA 15068; 201402250005306

TAX MAP# 02-02-04-0-193

48.

Property of: Eric A. Betz  
 Execution No.: 23CJ01058  
 Judgment Amt.: \$142,268.76

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: ERIC A. BETZ of in and to:

NORTH HUNTINGTON TOWNSHIP; 303 Henry Drive, Irwin, PA 15642-1219 A/K/A 303 Henry Lane, North Huntingdon, PA 15642; A RESIDENTIAL DWELLING; 201110030035812

TAX MAP# 54-03-14-0-125

---

49.

Property of: BRITTANY L. DELANCEY AND ERIC C. WRIGHT

Execution No.: 1094 OF 2023

Judgment Amt.: \$93,027.53

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

ALL the right, title, interest and claim of: BRITTANY L. DELANCEY AND ERIC C. WRIGHT, of in and to: Borough of Trafford; 50 x 110; 175 EAST GILMORE AVENUE, TRAFFORD, PA 15085; A residential dwelling house and lot; DEED INSTRUMENT #2011-07060023842

TAX MAP# 36-03-07-0-157

---

50.

Property of: ROBERT L. FREY JR. and STEPHANIE M. FREY

Execution No.: 23CJ01229

Judgment Amt.: \$131,817.15

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

ALL the right, title, interest and claim of: ROBERT L. FREY JR. and STEPHANIE M. FREY of in and to: TOWNSHIP OF HEMPFIELD; 19 Adrian Drive Greensburg, PA 15601; LOT 123; A RESIDENTIAL DWELLING; INSTRUMENT #200911050044306

TAX MAP# 50-20-12-0-100

---

51.

Property of: Jeffrey A. Antosz and Kelly L. Smith

Execution No.: 23CJ01287

Judgment Amt.: \$185,992.76

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: Jeffrey A. Antosz and Kelly L. Smith of in and to:

Township of Ligonier; 1496 Linn Run Road, Rector, PA 15677; Residential Dwelling; DEED INSTRUMENT #: as Instrument No. 201907240021581

TAX MAP# 51-33-03-0-029

---

52.

Property of: Mark E. Magill and Amanda J. Magill, husband and wife

Execution No.: 23CJ01299

Judgment Amt.: \$191,587.73

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: Mark E. Magill and Amanda J. Magill, husband and wife of in and to:

Township of Hempfield; 24 Dartmouth Drive, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201407240023008

TAX MAP# 50-09-10-0-033

---

53.

Property of: THOMAS JAMES BARCLAY AKA THOMAS J. BARCLAY

Execution No.: 23CJ01386

Judgment Amt.: \$87,089.07

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Robert Flacco, Esquire ID No. 325024, John G. Simolike, Esquire ID No. 330430, Nicole Rizzo, Esquire ID No. 332712

ALL the right, title, interest and claim of: THOMAS JAMES BARCLAY AKA THOMAS J. BARCLAY of in and to:

ALLEGHENY; 4807 GARVERS FERRY RD NEW KENSINGTON, PA 15068; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 20110210005663

TAX MAP# 42-08-02-0-016

---

54.

Property of: JASON E. LHOTA a/k/a JASON LHOTA and DEANA LHOTA

Execution No.: 23 CJ 01403

Judgment Amt.: \$166,480.14

Attorney: DAVID W. RAPHAEL, CORPORATE COUNSEL, FIRST NATIONAL BANK OF PENNSYLVANIA, 100 FEDERAL STREET, 4TH FLOOR, PITTSBURGH, PA 15212, 412-465-9718

ALL the right, title, interest and claim of: JASON E. LHOTA a/k/a JASON LHOTA and DEANA LHOTA of in and to:

PENN TOWNSHIP; 275 SAUNDERS STATION ROAD, TRAFFORD, PA 15085. BY DEED DATED NOVEMBER 6, 2009 AND RECORDED IN THE RECORDER OF DEEDS OF WESTMORELAND COUNTY ON NOVEMBER 12, 2009 AS INSTRUMENT NO. 200911120045179. Containing an area of 0.0 acres; Detached, residential structure commonly known as 275 Saunders Station Road, Trafford, PA 15085.

TAX MAP# 55-02-02-0-007

---

55.

Property of: Collin Lipko, a single man

Execution No.: 1418-2023

Judgment Amt.: \$138,603.58

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: COLLIN LIPKO, A SINGLE MAN of in and to:

TOWNSHIP OF SOUTH HUNTINGDON; 116 EAST LANE, JACOBS CREEK, PA 15448; A RESIDENTIAL DWELLING; 202210030034445

TAX MAP# 59-17-12-0-092, 59-17-12-0-066, 59-17-12-0-065

---

56.

Property of: JUDITH A PHILLIPS

Execution No.: 23CJ01495

Judgment Amt.: \$105,828.81

Attorney: Vincent DiMaiolo, Jr., Esq., Fein, Such, Kahn & Shepard, P.C., Suite 121, Allentown, PA 18195, (610) 395-3535

ALL the right, title, interest and claim of: JUDITH A PHILLIPS of in and to:

CITY OF LOWER BURRELL; 3160 LEECHBURG ROAD, LOWER BURRELL, PA 15068; COMMERCIAL DWELLING; INSTRUMENT # 200512080065030

TAX MAP# 17-03-16-0-087

---

57.

Property of: Joshua Baret

Execution No.: 23CJ01658

Judgment Amt.: \$74,080.56

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

ALL the right, title, interest and claim of: Joshua Baret of in and to:

City of New Kensington, (formerly the Borough of New Kensington); 1324 Taylor Avenue, New Kensington, PA 15068; 11; Residential Dwelling; DBV 201 PG# 3094 (or) INSTRUMENT #: 202005060013094

TAX MAP# 24-03-08-0-041

---

58.

Property of: Frank J. Pazul

Execution No.: 1675-2023

Judgment Amt.: \$46,317.45

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: FRANK J. PAZUL of in and to:

CITY OF ARNOLD; 2014 CONSTITUTION BLVD, ARNOLD, PA 15068; A RESIDENTIAL DWELLING; BOOK: 3405, PAGE: 152

TAX MAP# 02-02-03-0-155

---

59.

Property of: Dana H. Koshinsky and LFG 2022, LLC

Execution No.: 1686 of 2023

Judgment Amt.: \$15,906.76

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1040, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Dana H. Koshinsky and LFG 2022, LLC of in and to:

Hempfield Township; 7838 Route 819, Armbrust, PA 15616; Having thereon erected a dwelling commonly known as 7838 Route 819, Armbrust, PA 15616; 202302010002392

TAX MAP# 50-38-10-0-049

---

60.

Property of: Jeremy Lee Goulding

Execution No.: 23CJ01874

Judgment Amt.: \$166,885.84

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: Jeremy Lee Goulding of in and to:

Borough of Ligonier; 308 Indian Street, Ligonier, PA 15658; Residential Dwelling; DEED INSTRUMENT #: as Instrument No. 202003170008475

TAX MAP# 16-01-11-0-089

61.

Property of: Chad J. Lecnar and Rachel A. Lecnar

Execution No.: 23CJ01979

Judgment Amt.: \$83,251.64

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: Chad J. Lecnar and Rachel A. Lecnar of in and to:

City of Lower Burrell; 2719 Edna Street, Lower Burrell, PA 15068; Residential Dwelling; DEED INSTRUMENT #: as Instrument No. 200409100054908

TAX MAP# 17-03-06-0-037

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

—  
JULY 31, 2023

15/22/29 Sep



**WESTMORELAND BAR ASSOCIATION  
2023–2024 BOARD OF DIRECTORS**

Maureen Kroll, Esq.	<i>President</i>
Angelea Allen Mitas, Esq.	<i>President-Elect</i>
Leo J. Ciaramitaro, Esq.	<i>Vice President</i>
Adam J. Long, Esq.	<i>Director</i>
Kelly M. Eshelman, Esq.	<i>Director</i>
Kristen C. Weidus, Esq.	<i>Director</i>
Eric E. Bononi, Esq.	<i>Past President</i>

**EX-OFFICIO MEMBERS**

Alahna O'Brien	<i>Secretary</i>
James A. Horchak, Esq.	<i>Treasurer</i>

**WESTMORELAND LAW JOURNAL  
PUBLICATIONS COMMITTEE**

Melissa Guiddy, Esq.	<i>Editor</i>
Susan C. Zellner	<i>Managing Editor</i>
Alahna O'Brien	<i>Associate Editor</i>
David A. Colecchia, Esq.	<i>Case Editor</i>
Elizabeth J. McCall, Esq.	<i>Case Editor</i>

Published every Friday by the Westmoreland Bar Association. Legal notices, advertisements, and materials must be received by Noon on Tuesday preceding the date of publication.

*Address all communications to:*

Westmoreland Law Journal • 100 North Maple Avenue • Greensburg, PA 15601-2506  
Phone: 724-834-7260 • Fax: 724-834-6855 • Email: [susan.zellner@westbar.org](mailto:susan.zellner@westbar.org)

**Advertising Rates Effective August 1, 2023**

Estate Notices . . . . .	\$125.00 through the Register of Wills office
Trust Notices . . . . .	\$125.00 <i>prepaid</i> , runs 3 weeks, includes 1 proof
Fictitious Name Notices . . . . .	\$125.00 <i>prepaid</i> , includes 1 proof
All Corporate Notices . . . . .	\$125.00 <i>prepaid</i> , includes 1 proof
Change of Name Notices . . . . .	\$125.00 <i>prepaid</i> , includes 1 proof
Other Notices . . . . .	\$3.75 per line, per week, <i>minimum charge \$50.00</i>
Proof of Publication . . . . .	\$5.00 each
Annual Subscription . . . . .	\$52.00 per year

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the *Westmoreland Law Journal* nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The *Westmoreland Law Journal* makes no representation as to the quality of services offered by any advertiser in this publication.

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.