

Westmoreland Law Journal

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Westmoreland County, Pennsylvania

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DECEDENTS' ESTATE NOTICES

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

Contact information for attorneys who are members of the Westmoreland Bar Association is available by calling 724-834-6730, or online at padisciplinaryboard.org/for-the-public/find-attorney.

FIRST PUBLICATION

DAVID K ALBRIGHT, a/d, DAVE K ALBRIGHT, a/d, DAVE ALBRIGHT, a/d, DAVID ALBRIGHT, late of City of Greensburg, Westmoreland County, PA

Exrs.: Jill D Albright
235 Grant Street
Greensburg PA 15601
Colin J Albright
1705 SE Ellis Street
Portland OR 97202
Danielle J Thompson
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New Alexandria PA 15670

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9011 Appleby Road
Adamsburg PA 15611
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Jubelirer Pass & Intrieri, PC
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Pittsburgh PA 15222

PAULA JEAN CELESNIK, a/d, PAULA J CELESNIK, a/d, PAULA CELESNIK, late of Hempfield Township, Westmoreland County, PA

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RAY D DAVIS, a/d, RAY DONALD DAVIS, late of Mount Pleasant Township, Westmoreland County, PA

Exrs.: Wayne E Davis
13 Landis Avenue
Jeannette PA 15644
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Rafferty Legal

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Admr.: Patricia R Girt
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Vandergrift PA 15690

ADAM DONOFRIO, a/d, ADAM J DONOFRIO, late of North Huntingdon Township, Westmoreland County, PA

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Exr. & Atty.: John T Richards III
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BARRY E GEARY, late of Donegal Township, Westmoreland County, PA

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1387 Simpson Ferry Road
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CAROLE ANN BEGONIA HIGGINS, a/d, CAROLE A HIGGINS, a/d, CAROLE ANN HIGGINS, late of Madison Borough, Westmoreland County, PA

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SHIRLEY STOUFFER, a/d, SHIRLEY A. STOUFFER, late of Hempfield Township, Westmoreland County, PA
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 Nakles and Nakles

JOHN C SWOPE, late of Penn Township, Westmoreland County, PA
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FRANK TOROK, a/d, FRANK TOROK JR, late of City of New Kensington, Westmoreland County, PA
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 3301 Pintcone Lane
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STELLA L VANCE, a/d, STELLA LOUISE VANCE, late of East Huntingdon Township, Westmoreland County, PA
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 Alverton PA 15612
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 401 Washington Avenue
 Bridgeville PA 15017

JOSEPH A VISCONTI JR, late of Unity Township, Westmoreland County, PA
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 140 Club Manor Road
 Latrobe PA 15650
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 146 Pershing Circle
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SECOND PUBLICATION

LISA E ARCH, late of Sewickley Township, Westmoreland County, PA
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 194 Wineland Drive
 Herminie PA 15637
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BRIAN P BIGLEY, a/d, BRIAN PATRICK BIGLEY, late of City of Monessen, Westmoreland County, PA
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 1530 Bennett Road
 Madison OH 44057

DOROTHEA ELLEN CAMPBELL, a/d, DOT CAMPBELL, a/d, DOROTHEA E CAMPBELL, late of Mount Pleasant Township, Westmoreland County, PA
 Exr.: Mark Rutherford
 5129 Plantation Grove Lane
 Roanoke VA 24012
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 Knox McLaughlin Gornall & Sennett, PC
 310 Grant Street, Suite 3600
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ROBERT F CARNEY, a/d, ROBERT F CARNEY SR, late of Salem Township, Westmoreland County, PA
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 118 Autumn Drive
 Trafford PA 15085
 Robert F Carney Jr
 239 Red Arrow Road
 Ligonier PA 15658
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BARBARA JANE CHAMPION, late of City of Greensburg, Westmoreland County, PA
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 Exr.: Mark Dalansky
 2224 Loucks Road
 Scottdale PA 15683
 Atty.: Marilyn M. Gaut

WILLIAM H FINK, late of Fairfield Township, Westmoreland County, PA
 Exr.: Nelson Haller
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PATRICIA L GALLAGHER, late of Municipality of Murrysville, Westmoreland County, PA
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 318 Jefferson St
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JOHN B GRANT, a/d, JOHN BENJAMIN GRANT, late of Municipality of Murrysville, Westmoreland County, PA
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 2343 Mount Vernon Avenue
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GAIL CHRISTINA HARGETT-GRAYSON, a/d, GAIL C HARGETT, a/d, GAIL C GRAYSON, a/d, GAIL HARGETT, a/d, GAIL C HARGETT-GRAYSON, a/d, GAIL GRAYSON, a/d, GAIL HARGETT-GRAYSON, late of City of Jeannette, Westmoreland County, PA
 Admr.: Flowers Grayson
 415 6th Street
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 206 Weldon Street
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SUSAN LYONS, a/d, SUSAN M LYONS, late of North Huntingdon Township, Westmoreland County, PA
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 186 Town Farm Road
 Tunbridge VT 05077
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J MILLER, a/d, JIM MILLER, a/d, JAMES I MILLER, a/d, JAMES IRVIN MILLER, late of Bolivar Borough, Westmoreland County, PA
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JOSEPH B MILLER, late of Washington Township, Westmoreland County, PA
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 Brooklyn NY 11206
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GLENN T ROSPORSKI, late of Municipality of Murrysville,
Westmoreland County, PA
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THIRD PUBLICATION

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Exrx.: Ruthanne Ankney
323 Summit Avenue
Ligonier PA 15658
Atty.: Del P. Nolfi III
Ligonier Law

LENORE M BARR, late of North Huntingdon Township,
Westmoreland County, PA
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590 Semple Drive
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Atty.: Jeffrey D Ries

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Westmoreland County, PA
Exrcs.: Rhonda E Harris
310 Northstar Drive
Harrisburg PA 17112
Melinda G Fesh
PO Box 41
Wendel PA 15691
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Mahady & Mahady

JACK L BRICKEL, a/d, JACK BRICKEL, late of Trafford
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199 East Gilmore Avenue
Trafford PA 15085
Atty.: Rachel E. Morocco
Morocco Morocco & Specht

VIANNA V BUTALA, late of Derry Township, Westmoreland
County, PA
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1105 Laurel Circle
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KEVIN P CHANDLER, a/d, KEVIN PAUL CHANDLER, late
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520 North 5th St
Youngwood PA 15697

MARIE R DONALDSON, late of Unity Township,
Westmoreland County, PA
Exrx.: Cheryl M Piper
110 Alpen Strasse
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RICHARD DORREMAN, late of Hempfield Township,
Westmoreland County, PA
Exr.: Warren Thomas Brunner
98 Orchard Avenue
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RUTH ANN DZUROVCIN, a/d, RUTH A DZUROVCIN, late of
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Admr.: Dom Frank Patera
116 Marlboro Drive
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2125 Freeport Road
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EUGENE FORISH, late of Salem Township, Westmoreland
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THERESA P GROTH, late of Municipality of Murrysville,
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MARLENE GUZZIE, a/d, ELIZABETH GUZZIE, late of City
of Monessen, Westmoreland County, PA
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267 Taylor Run Road
Monongahela PA 15063
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MARY JANE HILTON, a/d, MARY J HILTON, a/d, MARY
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Exr.: Aligned Partners Trust Company
1606 Carmody Court, Suite 300
Sewickley PA 15143
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Bumbaugh George Prather DeDiana

ROY ALLEN HOLLIDAY SR, late of Sewickley Township,
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Myers Duffy Dansak & Clegg, LLC

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ELEANOR R LAUFFER, a/d, ELEANOR C LAUFFER, a/d,
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DANIEL L PIZZUTO, late of North Huntingdon Township,
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GLADYS M SCHAFER, late of Municipality of Murrysville,
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Amity PA 15311
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PATRICIA J TWIGGER, late of City of Greensburg,
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Atty.: Tyler J Jones

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a/d, MICHAEL YANTEK, late of City of Arnold,
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Lower Burrell PA 15068
Atty.: Charles J Jacques III
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Natrona Heights PA 15065

LEGAL NOTICES

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 4th, 2026 for the purpose of obtaining a Certificate of Incorporation for a nonprofit corporation organized under the Non-Profit Corporation Law of 1988. The name of the corporation is **CHRIST'S COMMUNITY CENTER OF ALLE-KISKI VALLEY**.

18 Sep

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on September 15, 2026, for

CANDY FOR CANCER

under the Pennsylvania Nonprofit Corporation Law of 1988. The corporation is organized and shall be operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

SAXTON & STUMP, LLC

18 Sep

ARTICLES OF INCORPORATION BUSINESS CORPORATION

NOTICE IS HEREBY GIVEN, that Articles of Incorporation were filed with and approved effective for the 27th day of July, 2026 by the Department of State in the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a business corporation which has been organized under the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **LONG YONDER HOLDINGS, INC.**

Joseph V. Charlton, Esquire
Charlton Law
617 South Pike Road
Sarver, PA 16055

18 Sep

NOTICE OF INCORPORATION Nonprofit Business Corporation

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, Pa., on September 15, 2026, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is: **VALLEY HIGH SCHOOL DRAMA BOOSTERS.**

18 Sep

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

4500 of 2026

In re: Petition of Toni Lynn Puc for change of name to Toni Ann Puc

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed November 16, 2026 at 11:00 AM as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Toni Puc
6442 State Rte 819 S
Mount Pleasant, PA 15666

18 Sep

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY KATIE PECARCHIK, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

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

ACCOUNTS PRESENTED FOR CONFIRMATION

AUDIT TO BE HEARD September 22nd,
2026 - 9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. MARY D'ANGELO—Larry D'Angelo Exr—James R. Antoniono, Esq
2. HEATHER ELIZABETH LARKINS-SMITH—Jane Adrienne Larkins Admr—William A. Brandstetter II, Esq
3. CAROLA A. BAKER—Deborah R. Erbstein Admr—Deborah R. Erbstein
4. M. DARLENE RUPINSKY a/d DARLENE RUPINSKY a/d MARGARET DARLENE RUPINSKY a/d M. D. KRUSHINSKI a/d M. DARLENE KRUSHINSKI a/d MARGARET DARLENE KRUSHINSKI a/d M. KRUSHINSKI a/d M.D. RUPINSKY a/d M. RUPINSKY a/d DARLENE KRUSHINSKI—Sherry L. Ott Extx—Scott A. Fatur, Esq
5. ROBERT STEPHEN VANGRIN a/d ROBERT S. VANGRIN a/d BOB VANGRIN—Anna M. Quinn Admr—Scott A. Fatur, Esq
6. WILLEEN L. BENEDUM a/d WILLEEN LUDWIG BENEDUM a/d W. L. BENEDUM—Henry A. Bergstrom Jr Trustee—Samantha J. Gagliardo, Esq
7. EDWARD DUANE LANTZ, JR—Sheree Key Admr—Aubrey H. Glover, Esq
8. GOLDIE M. PRITTS—Donna Tacza Extx—Jon M. Lewis, Esq
9. CORA JEAN BLACK—Thomas Shirer Exr—Jon M. Lewis, Esq
10. KATHLEEN A. CZECH—Jason R. Magyar Exr—David K. Lucas, Esq
11. BARBARA D. BURTYK-BONETTI BARBARA D. BONETTI a/d BARBARA D. BURTYK—Charles L. Burtyk Exr—David K. Lucas, Esq
12. GILBERT D. MARKLE a/d GILBERT D. MARKLE, SR.—Dennis J. Markle Exr—David K. Lucas, Esq
13. PAUL WILLIAM SWARNER a/d PAUL W. SWARNER—William B. Swarner Admr—Philip D. Luciano, II, Esq
14. LEONARD J. PYROCK—David L. Sprock Exr—Jessica L. Rafferty, Esq
15. PAUL J. IANNI a/d PAUL JOSEPH IANNI—Mary Crawford Extx—Vanda Raszewski, Esq
16. JOHN A. MORGAN—Robert Morgan, Jr. Exr—Daniel L. Sautel, Esq

17. MAXWELL E. LIZZA, JR. a/d MAX LIZZA a/d
MAXWELL E. LIZZA—Joyce Ann Lizza Extx—
Mark L. Sorice, Esq
18. JON R. COCHRAN a/d JON ROBERT
COCHRAN a/d J. ROBERT FRITZ a/d JOHN
ROBERT FRITZ—Linda M. Smith Admr—Todd
T. Turin, Esq
19. NEAL EDWIN NICELY a/d NEAL E. NICELY—
Frankie Graham Admr—George V. Welty, Esq

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 Harry F. Smail, Jr., Presiding Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on September 22, 2026 at 9:00 A.M. Prevailing Time in Courtroom 2.

THIS IS THE LAST DAY TO PRESENT CLAIMS AND OBJECTIONS TO THE COURT. If no claims or objections are presented, all Accounts will become final. If you do not have an Attorney, telephone the office set 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>

11/18 Sep

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SHERIFF SALES

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

MONDAY, NOVEMBER 2, 2026

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 12, 2026, *(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 2, 2026 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: SCOTT A. SKOWRONEK a/k/a
SCOTT SKOWRONEK

Execution No.: 1438 OF 2018

Judgment Amt.: \$124,105.75

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: Scott A.
Skowronek a/k/a Scott Skowronek of in and to:

Avonmore Borough; 228 Westmoreland Avenue,
Avonmore, PA 15618; 0.00; Residential Dwelling;
DEED INSTRUMENT # 201803090007075;
MORTGAGE INSTRUMENT # 200910210042277

TAX MAP# 04-01-10-0-057

3.

Property of: Amy Louis Arrigo,

Execution No.: 22CJ00917

Judgment Amt.: \$238,523.82

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: Amy Louis
Arrigo of in and to:

Rostraver Township; 200 Municipal Drive f/k/a
200 Port Royal Road, Belle Vernon, PA 15012;
Residential Dwelling; DEED INSTRUMENT
#:201208300036025

TAX MAP# 56-14-00-0-162

4.

Property of: PATRICIA DOHN

Execution No.: 22CJ04778

Judgment Amt.: \$135,309.83

Attorney: Robert Flacco, Esquire, 1325 FRANKLIN
AVENUE, SUITE 160, GARDEN CITY, NY 11530,
(212) 471-5100

ALL the right, title, interest and claim of: Patricia Dohn
a/k/a Patricia Katherine Dohn (deceased) and
Theresa L. Bellan (deceased) and George Medved
(deceased), of in and to:

HEMPFIELD TOWNSHIP; 102 CAMBRUZZI HILL
ROAD, IRWIN, PA 15642; 0.26 ACRES; A
RESIDENTIAL DWELLING; DEED INSTRUMENT #
22CJ04778

TAX MAP# 50-25-10-0-016

5.

Property of: Lindsay Elaine Lent

Execution No.: 3262 OF 2023

Judgment Amt.: \$159,277.51

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: Lindsay
Elaine Lent of in and to:

City of Monessen; 18 Monessen Blvd, Monessen, PA
15062; 0.00; Residential Dwelling; DEED
INSTRUMENT # 202009140029375; MORTGAGE
INSTRUMENT # 2020009140029376

TAX MAP# 20-03-03-0-065

6.

Property of: SONCEE U. MILTON

Execution No.: 24CJ03282

Judgment Amt.: \$145,306.87

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

ALL the right, title, interest and claim of: SONCEE U.
MILTON of in and to:

Borough of Derry; 513 East 1st Avenue Derry, PA
15627; 2 LOTS HSE; A RESIDENTIAL DWELLING;
Instruemnt #202008120025182

TAX MAP# 06-01-10-0-244

8.

Property of: Charles R. Sarsfield, Jr.

Execution No.: 24CJ04212

Judgment Amt.: \$22,563.44

Attorney: Alyk L. Ofazian, Esquire (312912), 1055 E.
Baltimore Pike, Suite 201, Media, PA 19063, (850)
422-2520

ALL the right, title, interest and claim of: Charles R.
Sarsfield, Jr. of in and to:

Township of Hempfield; 3542 Wheeler Street,
Hunker, PA 15639; A Residential Dwelling; DEED
INSTRUMENT # 200408020046730

TAX MAP# 50-40-04-0-021

9.

Property of: Lacy D. Chapman and Elizabeth
N. Chapman a/k/a Elizabeth
Chapman

Execution No.: 24CJ04974

Judgment Amt.: \$139,055.59

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

ALL the right, title, interest and claim of: Lacy D.
Chapman and Elizabeth N. Chapman a/k/a Elizabeth
Chapman of in and to:

Township of Hempfield; 413 Stone Church Road,
Hunker, PA 15639; 2.2; Residential Dwelling;
INSTRUMENT #: 201204160015228

TAX MAP# 50-38-00-0-079

10.

Property of: Martin A. Majercak

Execution No.: 24CJ05034

Judgment Amt.: \$49,080.89

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

ALL the right, title, interest and claim of: MARTIN A.
MAJERCAK of in and to:

BOROUGH OF MOUNT PLEASANT; 780 WEST
MAIN STREET, MT PLEASANT, PA 15666; A
RESIDENTIAL DWELLING; 200504220019406

TAX MAP# 21-01-14-0-198

11.

Property of: Jonathan E. Strickler and Suzanne N. Strickler a/k/a Suzanne N. Schultheis a/k/a Suzanne N. Ramsey

Execution No.: 24CJ05285

Judgment Amt.: \$271,953.69

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: Jonathan E. Strickler and Suzanne N. Strickler a/k/a Suzanne N. Schultheis a/k/a Suzanne N. Ramsey of in and to:

Borough of New Stanton; 111 Pagano Drive, New Stanton, PA 15672; Residential Dwelling; DEED INSTRUMENT #: 201412120040517

TAX MAP# 64-04-05-0-064

12.

Property of: GARY W. SHUEY, DECEASED AND BONNIE H. SHUEY, DECEASED

Execution No.: 24CJ05488

Judgment Amt.: \$161,019.56

Attorney: Friedman Vartolo, LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: Bonnie H Shuey, Deceased and Gary W. Shuey, Deceased of in and to:

Hempfield, Twp; 16 LANDIS AVENUE, JEANETTE, PA 15644; 0.00 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT #N/A BOOK #3455 Page #546

TAX MAP# 50-13-12-0-015

13.

Property of: Florence Magill and William W. Magill

Execution No.: 25CJ00446

Judgment Amt.: \$214,785.48

Attorney: Steven P. Kelly, 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: Florence Magill and William W. Magill of in and to:

Hempfield; 2571 Skidmore Rd, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201005130016047

TAX MAP# 50-28-00-0-085 and 50-28-00-0-086

14.

Property of: Frederick Angstadt

Execution No.: 25CJ02524

Judgment Amt.: \$53,445.95

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Frederick Angstadt of in and to:

Township of Salem; 415 Pennsylvania Avenue, Slickville, PA 15684; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201704050010934

TAX MAP# 57-02-10-0-015, 57-02-10-0-016

15.

Property of: Richard L Kienzle

Execution No.: 25CJ03389

Judgment Amt.: \$94,682.45

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

ALL the right, title, interest and claim of: RICHARD L KIENZLE of in and to:

TOWNSHIP OF HEMPFIELD; 127 CHAPEL VIEW DR, AKA 127 CHAPEL VIEW DR, GREENSBURG, PA 15601; "Parcel A" in the subdivision of Lot No. 26, Chapel Hill 3rd Addition and Lot No. 25 in the Chapel Hill 3rd Addition; A RESIDENTIAL DWELLING; INSTRUMENT #: 200210010063262 AND 200612200061466

TAX MAP# 50-09-11-0-128

16.

Property of: TNT REHABS, INC

Execution No.: 25CJ03781

Judgment Amt.: \$198,055.20

Attorney: Alyk Ofiazian, Esquire (312912), 1055 E. Baltimore Pike, Suite 201, Media, PA 19063, (850) 422-2520

ALL the right, title, interest and claim of: TNT REHABS, INC, of in and to:

ARNOLD CITY; 1424 4th Avenue, New Kensington, PA 15068; 1,613 square foot lot; A Residential Dwelling; Instrument: 202402280004758

TAX MAP# 02-02-07-0-402

17.

Property of: GDUP Better Business Solutions LLC, a Pennsylvania limited liability company

Execution No.: 25CJ03919

Judgment Amt.: \$125,049.45

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: GDUP Better Business Solutions LLC, a Pennsylvania limited liability company of in and to:

City of Jeannette; 318 North 1st Street Jeannette, PA 15644-1801, and 409 North 4th Street, Jeannette, PA 15644-1744; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202007280022926

TAX MAP# 14-02-09-0-066 and 14-02-09-0-548

18.

Property of: Deborah A. Davis and Ryan Scott Davis

Execution No.: 25CJ04001

Judgment Amt.: \$220,341.19

Attorney: Steven P. Kelly, 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: Deborah A. Davis and Ryan Scott Davis of in and to:

Mount Pleasant Twp; 102 Heimann Rd, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201206070023822

TAX MAP# 53-07-00-0-054

19.

Property of: BRUCE A. AUMAN

Execution No.: 25CJ04013

Judgment Amt.: \$102,635.69

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle Coleman, Esquire PA ID No. 32358, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: BRUCE A. AUMAN; TERIA P. AUMAN of in and to:

COOK TOWNSHIP; 1621 ROUTE 711, STAHLSTOWN, PA 15687; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 200208090051348

TAX MAP# 44-17-02-0-006

20.

Property of: GEORGE E. CURTIS JR. and MICHELLE E. CURTIS

Execution No.: 25CJ04495

Judgment Amt.: \$290,935.42

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

ALL the right, title, interest and claim of: GEORGE E. CURTIS JR. and MICHELLE E. CURTIS of in and to:

Township of Derry; 169 Spring Road Blairsville, PA 15717; HSE GAR; A RESIDENTIAL DWELLING; INSTRUMENT #202110190043456

TAX MAP# 45-17-00-0-062

21.

Property of: Adam A. Pavlik and Amanda Pavlik

Execution No.: 25CJ04635

Judgment Amt.: \$167,214.05

Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1105, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Adam A. Pavlik and Amanda Pavlik of in and to:

TOWNSHIP OF LIGONIER; 102 Oakview Drive, Ligonier, PA 15658; Residential Dwelling; Instrument Number: 201902150004361 in Book Number: 1958 and Page Number: 568

TAX MAP# 51-17-09-0-086

22.

Property of: Charlene Gray and Geraldine Thomas

Execution No.: 25CJ04827

Judgment Amt.: \$351,278.45

Attorney: Nicholas J. Kiger, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 412-530-1025

ALL the right, title, interest and claim of: Charlene Gray and Geraldine Thomas of in and to:

Township of Penn; 3070 CLARIDGE EXPORT RD, JEANNETTE, PA 15644 A/K/A 6199 Claridge Export Road, Jeannette, PA 15644 A/K/A 3037 Claridge Export Road, Jeannette, PA 15644; 5.00; Residential Dwelling; DEED: Instrument No. 200306230048685; MORTGAGE: Instrument No. 200704020014743; DISTRICT 55; MAP # 10; PAGE 00; SUB-PAGE 0; PARCEL 138

TAX MAP# 55-10-00-0-138

23.

Property of: John V. Cerra

Execution No.: 25CJ05091

Judgment Amt.: \$230,439.79

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: John V. Cerra of in and to:

Municipality of Murrysville; 5303 Faulk Drive, Export, PA 158632; Residential Dwelling; DEED INSTRUMENT #: 201301150001874

TAX MAP# 49-16-12-0-051 and 49-16-12-0-117

24.

Property of: Christopher McCarthy

Execution No.: 25CJ05345

Judgment Amt.: \$57,484.91

Attorney: Steven P. Kelly, 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: Christopher McCarthy of in and to:

North Huntingdon; 340 McDonald Drive, North Huntingdon, PA 15642; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201904230011340

TAX MAP# 54-07-11-0-018

26.

Property of: T AK Valley Contracting LLC

Execution No.: 25-CI-05798

Judgment Amt.: \$109,351.39

Attorney: Sarah A. Elia, Esq., 2000 Market Street, 13th Floor, Philadelphia, PA 19103

ALL the right, title, interest and claim of: T AK Valley Contracting LLC of in and to:

City of Arnold; 1625 4th Avenue, New Kensington, PA 15068; None; Residential Dwelling; INSTRUMENT# 202407180017751

TAX MAP# 02-02-07-0-165

27.

Property of: Jeffrey M. Hanlin and The Jeffrey Michael Hanlin, Sr. Revocable Trust Dated June 20, 2017

Execution No.: 25CJ06214

Judgment Amt.: \$13,730.81

Attorney: Robert P. Wendt, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 412-530-1025

ALL the right, title, interest and claim of: Jeffrey M. Hanlin and The Jeffrey Michael Hanlin, Sr. Revocable Trust Dated June 20, 2017 of in and to:

Penn Township; 17 CONCORD DR IRWIN, PA 15642; 0.00; Residential Dwelling; Instrument No. 201709180031744; DISTRICT 55; MAP # 08; PAGE 16; SUB-PAGE 0; PARCEL 048

TAX MAP# 55-08-16-0-048

28.

Property of: John J. Leancu and Samantha J. Leancu

Execution No.: 26CJ00080

Judgment Amt.: \$101,645.28

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: John J. Leancu and Samantha J. Leancu of in and to:

South Greensburg; 1637 Poplar St, Greensburg, PA 15601-5455; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201606080017791

TAX MAP# 33-02-03-0-393

29.

Property of: NICOLE R. BYRON

Execution No.: 26CI00269

Judgment Amt.: \$95,685.19

Attorney: Ashleigh Levy Marin, Esq., Fein, Such, Kahn & Shepard, P.C., Suite 121, Allentown, PA 18195, (610) 395-3535

ALL the right, title, interest and claim of: NICOLE R. BYRON of in and to:

CITY OF MONESSEN; 344 JO ANN DRIVE, MONESSEN, PA 15062; 0.1983; Single Family dwelling; INSTRUMENT # 202111230048647

TAX MAP# 20-01-09-0-025

30.

Property of: John A. Horwatt and Erica M. Horwatt

Execution No.: 26CJ00608

Judgment Amt.: \$104,351.90

Attorney: Robert P. Wendt, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 412-530-1025

ALL the right, title, interest and claim of: John A. Horwatt and Erica M. Horwatt of in and to:

City of Lower Burrell; 3152 VERMONT DRIVE, LOWER BURRELL, PA 15068; 0.00; Residential Dwelling; Instrument No. 200210020063629; DISTRICT 17; MAP # 06; PAGE 05; SUB-PAGE 0; PARCEL 005

TAX MAP# 17-06-05-0-005

32.

Property of: Marci L. McGuire a/k/a Marci L. Supernovich and Thomas F. McGuire

Execution No.: 26CJ00717

Judgment Amt.: \$211,971.66

Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1105, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Marci L. McGuire a/k/a Marci L. Supernovich and Thomas F. McGuire of in and to:

Township of North Huntingdon; 2379 Hi Ridge Drive, Irwin, PA 15642; Residential Dwelling; Instrument Number: 200107100035693

TAX MAP# 54-10-01-0-170

34.

Property of: MELISSA SHUSHOK

Execution No.: 26CJ00813

Judgment Amt.: \$124,544.32

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

ALL the right, title, interest and claim of: MELISSA SHUSHOK, of in and to:

ROSTRAVER TOWNSHIP; 0.8825 OF AN ACRE; 4917 STATE ROUTE 51 SOUTH, ROSTRAVER TOWNSHIP, PA 15012 (fka 4916 STATE ROUTE 51 SOUTH, ROSTRAVER TOWNSHIP, PA 15012); A residential dwelling house; DEED INSTRUMENT #202110010040918

TAX MAP# 56-05-00-0-093

35.

Property of: Amanda J. Helman and Jessica Helman, married

Execution No.: 26CJ01006

Judgment Amt.: \$46,476.76

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Amanda J. Helman and Jessica Helman, married of in and to:

City of Arnold; 1940 Leishman Avenue, New Kensington, PA 15068; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201908130023834

TAX MAP# 02-02-03-0-341

36.

Property of: BROTHERS DEVELOPMENT & IMPROVEMENT, LLC

Execution No.: 1772 of 2026

Judgment Amt.: \$117,500.00

Judgment Debtor: CHARLES EDWARDS, III

Attorney: ELISABETH W. MOLNAR, ESQUIRE; POLLOCK BEGG, 525 WILLIAM PENN PLACE, SUITE 3501, PITTSBURGH, PA 15219; (412) 471-9000

ALL the right, title, interest and claim of: BROTHERS DEVELOPMENT & IMPROVEMENT, LLC of in and to:

CITY OF NEW KENNSINGTON

PARCEL 1: 220 RIDGE AVENUE, NEW KENNSINGTON, PA 15068; A RESIDENTIAL DWELLING; DEED INSTRUMENT #202401230001793; N/A

TAX MAP #24-03-16-0-052

PARCEL 2: 1312 WOODMONT AVENUE, NEW KENNSINGTON, PA 15068; A RESIDENTIAL DWELLING; DEED INSTRUMENT #202301300002112; N/A

TAX MAP# 24-03-12-0-021

37.

Property of: MICHELE GARUFI

Execution No.: 26CJ01291

Judgment Amt.: \$221,265.79

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Kevin E. Cordero, Esquire PA ID No. 329340, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: MICHELE GARUFI; ROSE MARIE BAUMAN of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 9018 HILL DR, NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 202408160020730

TAX MAP# 54-12-01-0-020

38.

Property of: DESHONDA A. GOODLOW

Execution No.: 26CJ01450

Judgment Amt.: \$84,047.60

Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: Deshonda A. Goodlow of in and to:

Borough of Trafford; 163 EAST GILMORE AVENUE, TRAFFORD, PA 15085; 50x110 0.126 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 202004230011701

TAX MAP# 36-03-07-0-151

39.

Property of: Carley M. Kastriba, unmarried and Robert G. Shearer, III, married

Execution No.: 26CJ01527

Judgment Amt.: \$133,291.75

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Carley M. Kastriba, unmarried and Robert G. Shearer, III, married of in and to:

Township of North Huntingdon; 1060 North Whitmore Road, North Huntingdon, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201602260006263

TAX MAP# 54-11-01-0-098

40.

Property of: SARAH KAUFMAN AS CO-ADMINISTRATRIX OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED; DAVID V. THOMPSON JR. AS CO-ADMINISTRATOR OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED

Execution No.: 26CJ01537

Judgment Amt.: \$152,320.60

Attorney: ATTORNEY NAME, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: SARAH KAUFMAN AS CO-ADMINISTRATRIX OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED; DAVID V. THOMPSON JR. AS CO-ADMINISTRATOR OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED of in and to:

City of Greensburg; 1023 CRANSTON DRIVE, GREENSBURG, PA 15601; 0.27 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201709290033561

TAX MAP# 10-01-07-0-025

42.

Property of: Anna L. Baughman

Execution No.: 1546 of 2026

Judgment Amt.: \$19,244.61

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

ALL the right, title, interest and claim of: Anna L. Baughman of in and to:

Township of Penn; 754 Meadowbrook Road f/k/a 391 Meadowbrook Road, Trafford, Pa 15085; Residential; DBV 1904 PG# 1094

TAX MAP# 55-02-11-0-084

43.

Property of: Lisa Detar

Execution No.: 26CJ01595

Judgment Amt.: \$64,730.95

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: Lisa Detar of in and to:

Township of Hempfield; 4030 Colfax Street, Irwin, PA 15642; Residential Dwelling; DEED INSTRUMENT #: 201811070035553

TAX MAP# 50-07-09-0-072

44.

Property of: Scott B. Salancy

Execution No.: 26CI01603

Judgment Amt.: \$65,259.95

Attorney: David L. Scherer, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1340, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Scott B. Salancy of in and to:

City of Latrobe; 1010 Jefferson Street, Latrobe, PA 15650; Unit 2, Lower Level; Having thereon erected a dwelling house known as 1010 Jefferson Street, Latrobe, PA 15650; INSTRUMENT NO. 202405080011125

TAX MAP# 15-03-10-0-139

45.

Property of: Robert P. Lauffer and Cynthia L. Lauffer, husband and wife

Execution No.: 26CJ01611

Judgment Amt.: \$104,114.73

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Robert P. Lauffer and Cynthia L. Lauffer, husband and wife of in and to:

Borough of Youngwood; 602 Burton Avenue, Youngwood, PA 15697; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200610180051347

TAX MAP# 41-02-03-0-052

46.

Property of: DONNA L. MILLER FKA DONNA L. DUBOVSKY

Execution No.: 26CJ01664

Judgment Amt.: \$61,708.99

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

ALL the right, title, interest and claim of: DONNA L. MILLER FKA DONNA L. DUBOVSKY of in and to:

Township of North Huntingdon; 1121 5th Street Westmoreland City, PA 15692; HOUSE & LOT 24; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201207100028464

TAX MAP# 54-08-11-0-122

47.

Property of: STEVEN LANCE ROBINSON

Execution No.: X1684 OF 2026

Judgment Amt.: \$145,894.72

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

ALL the right, title, interest and claim of: Steven Lance Robinson of in and to:

Township of Penn; 116 Duncan Street, Jeannette, PA 15644; Residential Dwelling; DEED: Instrument No. 202504170009722; MORTGAGE: Instrument No. 202504210009825

TAX MAP# 55-09-14-0-003

48.

Property of: Joseph J. Monahan, Administrator of the Estate of Charlotte Monahan a/k/a Charlotte Marie Monahan a/k/a Charlotte M. Monahan

Execution No.: 26CJ01820

Judgment Amt.: \$22,669.72

Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1105, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Joseph J. Monahan, Administrator of the Estate of Charlotte Monahan a/k/a Charlotte Marie Monahan a/k/a Charlotte M. Monahan of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 13971 Wayne Drive, North Huntingdon, PA 15642; Residential Dwelling; Book Number: 1822 and Page Number: 1012

TAX MAP# 54-06-02-0-148

50.

Property of: Melissa Seibel, unmarried woman

Execution No.: 26CJ02131

Judgment Amt.: \$126,165.23

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Melissa Seibel, unmarried woman of in and to:

Borough of Irwin; 619 Chestnut Street, Irwin, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202305180012175

TAX MAP# 13-01-12-0-217

51.

Property of: Anthony Cortazzo, IV

Execution No.: 2026-2549

Judgment Amt.: \$195,792.51

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

ALL the right, title, interest and claim of: Anthony Cortazzo, IV of in and to:

City of Jeannette; 406 Vine Street, Jeannette, PA 15644; Paruco Plan of Lots, Lots 4, 5, part of 6, part of 7, part of 8, Block Q; N/A; N/A; INSTRUMENT #: 202204010012202

TAX MAP# 14-04-05-0-010

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

11/18/25 Sep