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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](http://padisciplinaryboard.org/for-the-public/find-attorney).*

### FIRST PUBLICATION

CANDIDA L BERRIOS, late of Municipality of Murrysburg, Westmoreland County, PA  
Admr.: Peace King  
5538 W Pike St  
Export PA 15632  
Atty.: J. Douglas Farrell  
Farrell Law LLC

ROSETTA E BIONDICH, a/d, ELIZABETH ROSETTA BIONDICH, a/d, E ROSETTA BIONDICH, late of Washington Township, Westmoreland County, PA  
Exrx.: Helen Georgetta Dominguez  
192 Isle Royale Circle  
Vacaville CA 95687  
Atty.: Nicole M Pardus  
Long & Long LLC

EDWARD ALLEN CHOPE, a/d, EDWARD A CHOPE, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Frances Ilene Reese-Chope  
10089 Laurel Ave  
Irwin PA 15642

CLARENCE E CRANE JR, late of West Leechburg Borough, Westmoreland County, PA  
Admr.: Amy Beattie  
2876 7th Street Rd  
Lower Burrell PA 15068  
Atty.: Charles J Jacques III  
2125 Freeport Road  
Natrona Heights PA 15065

JAMES DEFILIPPI, a/d, JIM DEFILIPPI, a/d, JAMES RANDALL DEFILIPPI, late of Vandergrift Borough, Westmoreland County, PA  
Admr.: Elaine Mirage  
2475 Johnna Ct  
Palm Harbor FL 34685  
Admr. & Atty.: Charles Fox IV  
Uncapher Uncapher & Fox  
171 Columbia Ave  
Vandergrift PA 15690

ALBERT FALLERONI SR, a/d, ALBERT FALLERONI, late of City of Lower Burrell, Westmoreland County, PA  
Admr.: Albert Falleroni Jr  
152 Teakwood Drive  
New Kensington PA 15068  
Atty.: Samuel R Coury

JAMES F GIBSON, late of Ligonier Township, Westmoreland County, PA  
Exrx.: Amanda Ellenberger  
515 Shannon Lane  
Derry PA 15627  
Atty.: George V. Welty  
Welty & Welty LLP

JOSEPH ANTHONY GOMBITA, a/d, JOSEPH GOMBITA, a/d, JOSEPH A GOMBITA, late of Hempfield Township, Westmoreland County, PA  
Exr. & Atty.: Joseph Massaro  
152 East Otterman Street  
Greensburg PA 15601-2534

MARY ANN KALAMARAS, late of Rostraver Township, Westmoreland County, PA  
Exrx.: Michael P. Kalamaras  
44 Brewer St  
Charleroi PA 15022  
Atty.: Dennis R. Paluso  
230 Fallowfield Ave  
Charleroi PA 15022

LEROY G KING, a/d, LEROY KING, late of City of Lower Burrell, Westmoreland County, PA  
Exrx.: Sharon J Wilks  
2023 Spooky Hollow Road  
Lower Burrell PA 15068  
Atty.: Frank J Pallone Jr

JOSEPH F KUDLACH, late of City of Arnold, Westmoreland County, PA  
Exrx.: Lynette J Kudlach  
135 Rita Ave  
Lower Burrell PA 15068  
Atty.: Allan C Lundberg  
3058 Leechburg Road  
Lower Burrell PA 15068

DAVID T LINSENBIGLER, a/d, DAVID LINSENBIGLER, late of Unity Township, Westmoreland County, PA  
Exrx.: Triscia M Linsenbigler  
312 Tamarak Trail  
Greensburg PA 15601  
Atty.: Anthony M Tedesco  
420 Fort Duquesne Blvd.  
Pittsburgh PA 15222

JOAN H MOORE, a/d, JOAN HARRIETT MOORE, late of City of New Kensington, Westmoreland County, PA  
Exrx.: Jennifer Lynn Moore  
721 7th Street Ext  
New Kensington PA 15068  
Atty.: Samuel R Coury

NANCY D MOORE, late of City of New Kensington, Westmoreland County, PA  
Exr. & Atty.: Richard A. Bruni  
3058 Leechburg Road  
Lower Burrell PA 15068-3446

LOIS V MORGAN, a/d, LOIS MORGAN, late of Hempfield Township, Westmoreland County, PA  
Exrx.: James E Morgan Jr  
16 Brattleboro Drive  
Greensburg PA 15601  
Atty.: James N. Falcon

MARLIN A PREUS, a/d, MARLIN ALFRED PREUS, a/d, MARLIN PREUS, late of City of Lower Burrell, Westmoreland County, PA  
Exr.: Dennis K Preus  
3626 School Road  
Murrysburg PA 15668  
Atty.: James Irwin

HAZEL JANE RICHARDS, a/d, JANE RICHARDS, late of Derry Township, Westmoreland County, PA  
Exrx.: Paul W. Richards  
227 Greenfield Rd  
Derry, PA 15627  
Paula J. Richards  
552 Beechwood Dr  
Latrobe PA 15650  
Atty.: Ryan P Cribbs  
Nakles and Nakles

FREDERICK J SCHNUPP, late of Hempfield Township, Westmoreland County, PA  
 Exrx.: William Schnupp Jr  
 14 Overlook Drive  
 Manor PA 15665  
 Atty.: Christina M Dubosky

NELLIE M SCHWARTZ, late of North Belle Vernon Borough, Westmoreland County, PA  
 Admr.: Jean L Salko  
 PO Box 23, 404 Third Street  
 Newell PA 15466

KARAN SHAW, late of City of Jeannette, Westmoreland County, PA  
 Admr.: Lacey Ann Shaw  
 616 Wylie Avenue  
 Jeannette PA 15644  
 Atty.: Robin J Marzella  
 R. J. Marzella & Associates  
 3513 N. Front Street  
 Harrisburg PA 17110

HERMAN E SIEBER, a/d, HERMAN SIEBER, a/d, HERMAN EDWARD SIEBER, late of North Huntingdon Township, Westmoreland County, PA  
 Exrx.: Michael Sieber  
 42 Penntowne Drive  
 Irwin PA 15642

JOHN J SWIDERSKI, a/d, JOHN JOSEPH SWIDERSKI, late of Mount Pleasant Township, Westmoreland County, PA  
 Exrx.: Tiffany Ramonde Swiderski  
 1451 Obey St  
 Pittsburgh PA 15205  
 Atty.: Leslie J. Mlakar

SAMUEL T VINCENT, a/d, SAMUEL THOMAS VINCENT, late of Hyde Park Borough, Westmoreland County, PA  
 Admr.: John J Vincent  
 386 State Route 66  
 Leechburg PA 15656  
 Atty.: Robert A Cinpinski  
 200 North Jefferson Street  
 Kittanning PA 16201

GERALD L WALTER, a/d, GERALD LESTER WALTER, late of Derry Township, Westmoreland County, PA  
 Exrx.: Bryanna Baca  
 128 Ridge Ave  
 Latrobe PA 15650  
 Atty.: Ashley E Sharek  
 Sharek Law Office LLC

LAWRENCE E. WALTERS, late of Derry Borough, Westmoreland County, PA  
 Exrx.: Rory K. Walters  
 201 Greenfield Rd  
 Derry PA 15627  
 Atty.: David C. Pohland

BETTY J WHITE, a/d, BETTY JOHNSTON WHITE, a/d, BETTY MARIE WHITE, late of City of Greensburg, Westmoreland County, PA  
 Exrx.: Lisa Szulczewski  
 4717 Bert Drive  
 Monroeville PA 15146  
 Atty.: John K. Greiner  
 Tremba Kinney Greiner & Kerr

## SECOND PUBLICATION

CHARLES ROHRBACHER ADDISON, a/d, CHARLES R ADDISON, late of New Alexandria Borough, Westmoreland County, PA  
 Exrcs.: Adrienne Elise Addison  
 255 Fenneltown Road  
 New Alexandria PA 15670  
 Carla Addison Higgins  
 2111 Clairmont Drive  
 Upper St Clair PA 15241  
 Atty.: Francis R. Murrman

LUCILLE A ALOISI, a/d, LUCILLE ANN ALOISI, late of City of Monessen, Westmoreland County, PA  
 Exrx.: Janine M Aloisi  
 517 Atlantic Ave, Apt 2  
 Brooklyn NY 11217  
 Atty.: Mark J. Shire

THERESA M BARLOCK, a/d, THERESA MARGARET BARLOCK, late of City of Latrobe, Westmoreland County, PA  
 Exr.: David Barlock  
 208 Miles Hawk Terrace  
 Purcellville VA 20132

JOSEPH D BOARIO, a/d, JOSEPH D BOARIO JR, late of West Leechburg Borough, Westmoreland County, PA  
 Exrx.: Leona F Boario  
 1215 Edgewood Dr  
 West Leechburg PA 15656  
 Atty.: James R Antoniano

MARY ALICE BRUNOZZI, a/d, MARY BRUNOZZI, a/d, MARY A BRUNOZZI, late of City of Latrobe, Westmoreland County, PA  
 Exr.: Daniel BrunoZZi  
 1148 Skyline Drive  
 Greensburg PA 15601  
 Atty.: John E Bumbaugh Jr  
 Bumbaugh George Prather DeDiana

DEAN B CARLSON, late of North Huntingdon Township, Westmoreland County, PA  
 Admr. c.t.a.: Tabatha Wieland  
 2310 Guffey Road  
 North Huntingdon PA 15642  
 Atty.: David S. DeRose  
 Quatrini Law Group, PC

MARY ANN CHUBERKA, late of City of Monessen, Westmoreland County, PA  
 Admr. & Atty.: Karen Hassinger  
 55 S. Main Street, 2nd Floor  
 Washington PA 15301

DANIEL EDWARD DREISTADT, late of City of Latrobe, Westmoreland County, PA  
 Admr.: Tammy L Dreistadt  
 1417 Monastery Drive  
 Latrobe PA 15650  
 Atty.: Elizabeth L Jenkins  
 John A. Caputo & Associates  
 310 Grant Street  
 Pittsburgh PA 15219

JOSEPH A.E. DUBE, a/d, JOSEPH ARTHUR ELDRED DUBE, a/d, ARTHUR DUBE, a/d, JOSEPH A DUBE, late of Manor Borough, Westmoreland County, PA  
 Exrx.: Janine C Varner  
 550 Friel Road  
 Baden PA 15005

KENNA P DUNAHAY, a/d, KENNA DUNAHAY, a/d, KENNA PAULINE DUNAHAY, late of Delmont Borough, Westmoreland County, PA  
 Admr.: David M Dunahay  
 PO Box 11264  
 Mc Lean VA 22102

CATHERINE M FURIO, a/d, KATHERINE FURIO, late of City of Monessen, Westmoreland County, PA  
 Exrx.: Kathleen M McGrew  
 1210 Patton Avenue  
 Monessen PA 15062  
 Atty.: Timothy M. Maatta

WILLIAM B GROSS, late of Cook Township, Westmoreland County, PA  
 Exrx.: Mary Jane Gross  
 254 Piper Gross Road  
 Latrobe PA 15650  
 Atty.: Jessica L. Rafferty  
 Rafferty Legal

ALLEN D HAMMER, late of Hempfield Township, Westmoreland County, PA  
 Admr. c.t.a.: Kelly L Perry  
 404 Meadowood Drive  
 Greensburg PA 15601  
 Atty.: Paul E. Toohey

CARMELITA T HRICZ, late of Derry Township, Westmoreland County, PA  
 Exrx.: Anne M Jordan  
 201 Fawn Court  
 Latrobe PA 15650  
 Atty.: Judith Karns Ciszek

MICHAEL G KALEINA, a/d, MICHAEL KALEINA, a/d, MICHAEL GEORGE KALEINA, late of City of Greensburg, Westmoreland County, PA  
 Exrs.: David G Kaleina  
 333 Citgo Ln, PO Box 217  
 Crabtree PA 15624  
 Betty Stile Kaleina  
 333 Citgo Ln, PO Box 217  
 Crabtree PA 15624  
 Atty.: James N. Falcon

DENNIS R KOLAKOWSKI, a/d, DENNIS ROBERT KOLAKOWSKI, late of Allegheny Township, Westmoreland County, PA  
 Exrx.: Victoria A Kolakowski  
 109 Alter Road  
 New Kensington PA 15068  
 Atty.: Adam W Coury

CHESTER ALAN LEWANDOWSKI, a/d, CHESTER A LEWANDOWSKI, late of Allegheny Township, Westmoreland County, PA  
 Admr.: Joanne M. Hendrix  
 517 Ridge Ave  
 Verona PA 15147  
 Atty.: Molly M Creenan

WALTER W LUNIEWSKI, a/d, WALTER WILLIAM LUNIEWSKI JR, a/d, WALTER WILLIAM LUNIEWSKI, late of Municipality of Murrys ville, Westmoreland County, PA  
 Exr.: Mark W Luniewski  
 537 Twin Valley Dr  
 Clemmons NC 27012  
 Atty.: Katlynn Oliver  
 Ament Law Group, P.C.  
 3950 William Penn Hwy, Ste 5  
 Murrys ville PA 15668

PAUL EDWARD MARKS JR, a/d, PAUL E MARKS JR, late of North Huntingdon Township, Westmoreland County, PA  
 Admr.: Rhonda Anderson Marks  
 11006 Hunters Woods Ln  
 North Huntingdon PA 15642  
 Atty.: Rhonda Anderson Marks  
 12000 Frankstown Rd  
 Penn Hills PA 15235

WILLIAM E MCCLINTOCK, late of Mount Pleasant Township,  
Westmoreland County, PA  
Exr.: Robert J McClintock  
576 Fairfield Drive  
Greensburg PA 15601  
Atty.: Eric E. Bononi  
Bononi & Company PC

ELIZABETH ANN MCCORMICK, a/d, ELIZABETH A  
MCCORMICK, late of Municipality of Murrys ville,  
Westmoreland County, PA  
Exr.: Stephen A Vinosky  
503 Barbara Circle  
Fairless Hills PA 19030  
Atty.: Molly M Creenan

RONALD G MELINCHAK, late of Municipality of Murrys ville,  
Westmoreland County, PA  
Exrx.: Cheryl J Melinchak  
6993 Berkshire Drive  
Export PA 15632  
Atty.: Mary M Halechko  
Halechko Law Center PC  
3301 William Penn Highway, Suite 2  
Pittsburgh PA 15235

BERNICE J MILITZER, late of North Huntingdon Township,  
Westmoreland County, PA  
Exr.: Michael R Militzer  
116 Spring Run Drive  
Monroeville PA 15146  
Atty.: Tyler J Jones

NICHOLAS F MIROLLI SR, a/d, NICHOLAS F MIROLLI, late  
of Hempfield Township, Westmoreland County, PA  
Exrs.: Douglas S Mirolli  
1135 Middleton Rd  
Greensburg PA 15601  
Nicholas F Mirolli Jr  
115 Raven Dr  
Greensburg PA 15601  
Atty.: Anthony W DeBernardo Jr  
DeBernardo Antoniono McCabe & Davis

DOLORES MORI, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Christine Sweeney  
911 Blair Street  
Jeannette PA 15644

DOLORES O'BROCTO, a/d, DOLORES C O'BROCTO, late  
of East Huntingdon Township, Westmoreland County, PA  
Exrs.: John D O'Brocto  
606 County Line Road  
Acme PA 15610  
Thomas L. O'Brocto  
30 Cherry Ave  
Mount Pleasant PA 15666  
Atty.: Paul E. Toohey

JILL A ORLANDI, a/d, JILL ALMETTA ORLANDI, a/d,  
JILL ORLANDI, late of South Huntingdon Township,  
Westmoreland County, PA  
Admr.: Richard E Bogardus Jr  
268 State Route 31  
Ruffs Dale PA 15679  
Atty.: George M Janoscko  
c/o Suite 1201 Manor Building  
564 Forbes Avenue  
Pittsburgh PA 15219

JOHN ROBERT PLATT, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Jada Donato  
611 Meghan Court  
Gibsonia PA 15044  
Atty.: John P Donovan  
434 Allegheny River Blvd, Suite 200  
Oakmont PA 15139

RALPH L ROSS, a/d, RALPH ROSS, late of Allegheny  
Township, Westmoreland County, PA  
Exr. & Atty.: Samuel R Coury  
1725 Fifth Avenue  
Arnold PA 15068

WILLIAM L SACKETT, a/d, WILLIAM LEROY SACKETT, late  
of Allegheny Township, Westmoreland County, PA  
Admr.: Elise L Sackett  
4620 Shearsburg Road  
New Kensington PA 15068  
Atty.: Charles F. Fox III  
Uncapher Uncapher & Fox

JOHN P SANSONETTI, late of Allegheny Township,  
Westmoreland County, PA  
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Apollo PA 15613  
Atty.: Colin B May  
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ADALINE SCHWARTZ, late of Municipality of Murrys ville,  
Westmoreland County, PA  
Exrx.: Lynn A Oslosky  
5560 Old William Penn Hwy  
Export PA 15632  
Atty.: Molly M Creenan

RUSSELL C SHANK, late of New Alexandria Borough,  
Westmoreland County, PA  
Exrcs.: Katherine L Bowers  
116 Beaver Run Road  
Apollo PA 15613  
Anna L Laughlin  
9 Castone Lane  
Pittsburgh PA 15237  
Atty.: William G Ball  
1605 Carmody Ct, Suite 102  
Sewickley PA 15143

PATRICIA A SOBOLAK, a/d, PATRICIA ANN SOBOLAK, late  
of City of Lower Burrell, Westmoreland County, PA  
Exrx.: Michelle J Sobolak  
4400 Winchester Drive  
Allison Park PA 15101

RONALD A STOLTZ, late of Mount Pleasant Township,  
Westmoreland County, PA  
Admr.: George L Kepple  
693 Hannastown Road  
New Alexandria PA 15670  
Atty.: Todd T Turin  
Turin DeMatt & Cavanaugh  
115 North Main Street  
Greensburg PA 15601

RUBY F STULL, late of East Huntingdon Township,  
Westmoreland County, PA  
Admr.: Christine Stull  
P O Box 125  
Yukon PA 15698  
Atty.: Debra L Cribbs

SUSAN E WAITE, a/d, SUSAN EILEEN WAITE, late of  
Ligonier Township, Westmoreland County, PA  
Admr.: Samuel P Waite  
6 Orange Ct  
Greenbelt MD 20770  
Atty.: Douglas J. Welty  
Welty & Welty LLP

PATRICIA R WELSH, late of West Newton Borough,  
Westmoreland County, PA  
Exr.: James L Welsh III  
12337 Carmichael Circle  
Irwin PA 15642  
Atty.: James L Welsh III  
The Welsh Law Group, LLC  
3875 Franklintonne Court Suite 130  
Murrys ville PA 15668

MARLENE ELAINE WINSCHHEL, a/d, MARLENE E  
WINSCHHEL, late of City of Lower Burrell, Westmoreland  
County, PA  
Admr.: Eugene V DeBlasio  
499 Toledo Drive  
Lower Burrell PA 15068  
Atty.: Samuel R Coury

GUY X ZEBROWSKI, a/d, GUY XAVIER ZEBROWSKI, late  
of Ligonier Borough, Westmoreland County, PA  
Exrx.: Jamie L Davies  
75 Boucher Lane  
Ligonier PA 15658  
Atty.: Corey J. Riddell

## THIRD PUBLICATION

SANDY LEE ALEXANDER, a/d, SANDY ALEXANDER, late  
of Ligonier Township, Westmoreland County, PA  
Exrx.: Melissa Hedrick  
1593 Theater St  
Latrobe PA 15650  
Atty.: John P Donovan  
John P Donovan & Associates, LLC  
434 Allegheny River Blvd, Ste 200  
Oakmont PA 15139

STEPHANIE ASTLEY, a/d, STELLA T ASTLEY, a/d, STELLA  
ASTLEY, late of Hempfield Township, Westmoreland  
County, PA  
Exrs.: James Gregory Astley  
906 S Braddock Avenue  
Pittsburgh PA 15221  
Jeffrey David Astley  
194 Raymaley Road  
Harrison City PA 15636

LAVERNE CORTESE, late of Hempfield Township,  
Westmoreland County, PA  
Exr.: Michael Bruce Cortese  
1214 Troon Dr  
Greensburg PA 15601  
Atty.: Jenna Miller  
Penn Liberty Law, LLC

JESSIE L. DIXON, late of Derry Township, Westmoreland  
County, PA  
Exr.: Robin L. Dixon  
115 Dixon Dr  
Derry PA 15627  
Atty.: Lee R. Demosky  
Meyer Darragh Buckler Bebenek & Eck

JOHN MICHAEL DUFF JR, a/d, JOHN M DUFF JR, a/d,  
JOHN DUFF, a/d, JOHN DUFF JR, late of Derry  
Township, Westmoreland County, PA  
Admr.: Rachel F Duff  
1106 Hunter Rd  
Blairsville PA 15717  
Atty.: Marshall D Chriswell  
Chriswell Law Offices  
655 Church St, Ste 306  
Indiana PA 15701

JUNE P. FELTES, late of Hempfield Township, Westmoreland  
County, PA  
Exrx.: Krystal Marie Wood  
107 Magee Avenue  
Jeannette PA 15644  
Atty.: Debra L Cribbs

CAROL L GUENTHER, a/d, CAROL LYNN GUENTHER, late  
of City of Lower Burrell, Westmoreland County, PA  
Exrx.: Rebecca Lynn Guenther  
101 Dugan Avenue  
New Kensington PA 15068

CONSTANCE L GUIDO, a/d, CONSTANCE GUIDO, a/d,  
CONSTANCE LOUISE GUIDO, late of City of Lower  
Burrell, Westmoreland County, PA  
Admr.: Kenneth J Guido  
279 Smail Road  
Leechburg PA 15656  
Atty.: James Irwin

LAWRENCE P HANLEY, a/d, LARRY HANLEY, a/d,  
LAWRENCE PHILIP HANLEY, late of Penn Township,  
Westmoreland County, PA  
Exrx.: Deanne Bauer  
916 Cleveland Rd  
Hinsdale IL 60521

JOYCE MADELEINE HARLESS, a/d, JOYCE HARLESS,  
a/d, JOYCE REIFSCHNEIDER HARLESS, a/d, JOYCE  
M HARLESS, late of City of Lower Burrell, Westmoreland  
County, PA  
Exrx.: Jeffrey L Harless  
219 Wayne Street  
Lower Burrell PA 15068  
Atty.: Samuel R Coury

BERNICE H KURP, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Gary R Kurp  
4737 Royal Dornach Circle  
Bradenton FL 34211  
Atty.: Peter J Pietrandrea  
1309 Freedom Road  
Cranberry Township PA 16066

WILLIAM J LAIRD JR, late of North Huntingdon Township,  
Westmoreland County, PA  
Admr.: Rebecca N Laird  
107 Lafayette Circle  
Irwin PA 15642  
Kimberly M Frey  
12309 Maple Ln  
North Huntingdon PA 15642  
Atty.: Maureen Kroll

PAUL PETER LONCHARICH, a/d, PAUL P LONCHARICH,  
late of City of Latrobe, Westmoreland County, PA  
Exrx.: Florence Lee Knupp  
1714 Sloan Ave  
Latrobe PA 15650  
Vicki Lynn McCleary  
108 Ellison Lane  
Blairsville PA 15717

DONNA L LYLE, a/d, DONNA LOUISE LYLE, late of North  
Huntingdon Township, Westmoreland County, PA  
Exrx.: Dean A Lyle  
5559 Braemont  
Hume VA 22639  
Atty.: Adam J. Long  
Long & Long

DOLORES M MALONE, a/d, DOLORES MARGARET  
MALONE, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exrx.: Marlene M Agate  
3450 Lake Ridge Road  
Murrysville PA 15668  
Atty.: Scott P Magnuson  
2651 Monroeville Boulevard, Suite 101  
Monroeville PA 15146

GILBERT D. MARKLE, a/d, GILBERT D. MARKLE SR., late  
of Hempfield Township, Westmoreland County, PA  
Exrx.: Dennis J. Markle  
PO Box 233  
New Stanton PA 15672  
Atty.: David K. Lucas  
David K. Lucas & Associates

REVA MARLENE MARTZ, a/d, R MARLENE MARTZ, late of  
Mount Pleasant Township, Westmoreland County, PA  
Exrx.: Rayne Martz  
3431 Country Club Road  
Mt. Pleasant PA 15666

WILLIAM J MCGARRITY, late of Unity Township,  
Westmoreland County, PA  
Exrx.: Rosemarie P McGarrity  
1021 Boniface Drive  
Latrobe PA 15650  
Atty.: Jessica L. Rafferty  
Rafferty Legal

ROSE MEDIATE, a/d, ROSE V MEDIATE, a/d, ROSINA V  
MEDIATE, late of Export Borough, Westmoreland County,  
PA  
Exrx.: Louis M Mediate  
5882 Madison Avenue, PO Box 473  
Export PA 15632  
Atty.: Molly M Creenan

SHIRLEY A MURRAY, a/d, SHIRLEY ANN MURRAY, late of  
City of Jeannette, Westmoreland County, PA  
Admr. & Atty.: Cameron B Seigfreid  
127 N Main Street  
Greensburg PA 15601

MICHAEL C POWANDA, late of North Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Kimberly J Venneman DiMartino  
9 Floyd Terrace  
Verona NJ 07044  
Atty.: Maureen Kroll

DOUGLAS K ROSSETTI, a/d, DOUGLAS KEITH  
ROSSETTI, late of West Newton Borough, Westmoreland  
County, PA  
Exrx.: Ronald T Rossetti  
332 Vernon Dr  
West Newton PA 15089  
Atty.: Richard J Catalano  
468 Lincoln Highway  
North Versailles PA 15137

KARL L SCHWEISTHAL, late of Municipality of Murrysville,  
Westmoreland County, PA  
Exrx.: Holger K Schweisthal  
1037 Campbell Rd  
Harrison City PA 15636  
Atty.: John M Hartzell Jr  
Houston Harbaugh PC  
Three Gateway Center  
401 Liberty Avenue 22nd Floor  
Pittsburgh PA 15222

IRMA L SHAFFER, a/d, IRMA LAVERA SHAFFER, late of  
Ligonier Township, Westmoreland County, PA  
Exrx.: Lois J Moore  
723 Kissell Springs Rd  
Ligonier PA 15658  
Atty.: John K. Greiner  
Tremba Kinney Greiner & Kerr

ROBERT SHANKOVICH, a/d, ROBERT L SHANKOVICH,  
a/d, ROBERT LOUIS SHANKOVICH, late of City of Lower  
Burrell, Westmoreland County, PA  
Exrx.: Richard Cornell  
316 Washington Woods Drive  
Washington PA 15301  
Susan Cornell  
316 Washington Woods Drive  
Washington PA 15301

JOYCE E SIMCOE, a/d, JOYCE ELAINE SIMCOE, late of  
Allegheny Township, Westmoreland County, PA  
Exrx.: Amy T Linder  
282 Lillian Rd  
Leechburg PA 15656  
Atty.: Larry D. Loperfito  
Geary, Loperfito & Generelli, LLC

PATTY STUCHEL, a/d, PATTY L. STUCHEL, a/d, PATTY  
LYNN STUCHEL, late of Sewickley Township,  
Westmoreland County, PA  
Exrx.: Peggy Cunningham  
4848 Barberry St  
Pittsburgh PA 15207  
Atty.: Gregory C. Moore  
Moore Becker Smarto & Acosta P.C.

BARBARA TOTH, late of South Huntingdon Township,  
Westmoreland County, PA  
Exrx.: Kelli Barbera  
358 3rd St, PO Box 671  
Smithton PA 15479

JANICE I TRICE, a/d, JANICE ILENE TRICE, late of  
Hempfield Township, Westmoreland County, PA  
Exrx.: Melanie S Snyder  
806 Allwine Avenue  
Jeannette PA 15644  
Atty.: Tyler J Jones

PAUL TUCCI, a/d, PAUL EDWARD TUCCI, a/d, PAUL E  
TUCCI, late of Southwest Greensburg Borough,  
Westmoreland County, PA  
Exrx.: Mary N Tucci  
729 Welty Street  
Greensburg PA 15601  
Atty.: Ned J. Nakles Jr.  
Nakles & Nakles

ALAN W. UCHRINSCKO, late of City of Jeannette,  
Westmoreland County, PA  
Admr. c.t.a.: Richard Thomas  
1045 Schuyler Road  
Turbotville PA 17772

NICHOLAS S VARRENTI, late of Municipality of Murrysville,  
Westmoreland County, PA  
Admr.: Laura B Varrenti  
382 Nature Trail Lane  
Murrysville PA 15668  
Atty.: Linda Varrenti Hernandez  
4 Gateway Center  
444 Liberty Ave Suite 1000  
Pittsburgh PA 15222

LEAH C VENTURA, a/d, LEAH CONNIE VENTURA, a/d,  
CONNIE VENTURA, a/d, LEAH CONSTANCE  
VENTURA, late of Unity Township, Westmoreland  
County, PA  
Exrx.: Chris P Ventura  
3904 Blue River Ct  
Ellicott City MD 21042  
Atty.: Gary A. Falatovich

JAMES B WANO, late of Derry Township, Westmoreland  
County, PA  
Exrx.: Donna S Wano  
1310 Spring Street  
Latrobe PA 15650  
Atty.: Lawrence F Becker III  
121 West Second Street  
Greensburg PA 15601

ROY LEE WEAVER, a/d, ROY L WEAVER, late of Rostraver  
Township, Westmoreland County, PA  
Exrx.: Leroy J Weaver  
1019 Ficklen Road  
Fredericksburg VA 22405  
Atty.: Mark E. Ramsier

MARTHA J WILKINSON, a/d, MARTHA JANE WILKINSON,  
late of Manor Borough, Westmoreland County, PA  
Exrx.: Heather J Soltysiak  
11567 Salerno Drive  
North Huntingdon PA 15642  
Atty.: Cameron B Seigfreid



CHARLES JEFFREY YOUNG, a/d, CHARLES J. YOUNG,  
a/d, CHARLES YOUNG, late of City of Jeannette,  
Westmoreland County, PA  
Admr.: James W. Young Jr.  
325 Reed Street  
Jeannette PA 15644  
Atty.: Richard M Conte  
Pine Center Suite Two, 2090 Harrison Avenue  
Jeannette PA 15644

ALBERT E ZUZIK, late of Trafford Borough, Westmoreland  
County, PA  
Exr.: Albert Kudrick  
200 George Road  
Export PA 15632  
Atty.: Scott A Fatur

## LEGAL NOTICES

### NOTICE OF COMPLAINT IN ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA  
CIVIL ACTION

No. 1369 of 2025

ATS PROPERTY HOLDINGS, LLC,

Plaintiff,

vs.

SANDOR V. BEAKEN and  
SHERRY A. BEAKAN,

Defendants.

TO: Sandor V. Beaken and Sherry A. Beaken

Plaintiff has filed a Complaint in Action to Quiet Title endorsed with a Notice to Defend, against each of you in the Court of Common Pleas of Westmoreland County, Pennsylvania, docketed at Case No. 1369 of 2025, wherein Plaintiff seeks to quiet title on property located at 1623 Ridge Avenue in the City of Latrobe, Westmoreland County, Pennsylvania, Tax Map No. 15-03-10-0-362. Plaintiff, as the successful bidder at the private tax sale on October 16, 2023, and as the grantee of an October 16, 2023 Tax Claim Bureau Deed-Private Sale of the property, seeks to confirm the divestiture of all right, title, interest, lien and claim of ownership each of you may have in the property.

### 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 PAPER 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.**

### LAWYER REFERRAL SERVICE WESTMORELAND BAR ASSOCIATION

P.O. BOX 565  
GREENSBURG, PA 15601  
(724) 834-8490

<http://lrs.westbar.org>

Daniel C. Hudock, Esquire  
1004 Ligonier Street  
Latrobe, PA 15650  
(724) 539-3511

16 May

CIVIL ACTION  
COURT OF COMMON PLEAS  
WESTMORELAND COUNTY, PA  
CIVIL ACTION-LAW  
NO. 24CJ04720

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK  
AS SUCCESSOR IN INTEREST TO  
JP MORGAN CHASE BANK, N.A. AS  
INDENTURE TRUSTEE FOR NEWCASTLE  
MORTGAGE SECURITIES TRUST 2006-1,  
Plaintiff

v.

RAYMOND H. LEWIS; ANDREA BAKER,  
IN HER CAPACITY AS HEIR OF SHARI F.  
LEWIS; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS, CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER SHARI F.  
LEWIS Defendant(s), 128 REAR SHORT  
STREET A/K/A 110 ROGER LANE, IRWIN,  
PA 15642

### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2006-1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WESTMORELAND County, PA docketed to No. 24CJ04720, seeking to foreclose the mortgage secured on your property located, 128 REAR SHORT STREET A/K/A 110 ROGER LANE, IRWIN, PA 15642.

### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty

(20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service  
Westmoreland County Bar Association  
P.O. Box 565  
Greensburg PA, 15601  
724-834-8490

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
A Florida professional limited  
liability company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No.  
85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

16 May

### NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of the **RALPH KINNEY BENNETT TRUST**. Ralph Kinney Bennett, late of Ligonier Township, Westmoreland County, Pennsylvania, died on December 18, 2024. All persons indebted to the aforementioned Decedent and/or Trust shall make immediate payment, and to those having claims against the same shall present them duly authenticated for settlement to:

Virginia H. Bennett, Trustee  
c/o Ligonier Law, L.L.C.  
300 North Market Street  
Ligonier, PA 15658

16/23/30 May

**TRUST NOTICE**

The trustee named below of the trust established by the following decedent requests all persons having claims against the estate or trust of the decedent to make known the same in writing to it or to its attorney and all persons indebted to the decedent to make payment to it without delay.

**COLLINS, QUADIR, DECEASED** of Avonmore, Pennsylvania. Cumberland Trust and Investment Company c/o Debbie A. Schultz, Vice President, 40 Burton Hills Boulevard, Suite 300, Nashville, TN 37215, or to Stephen F. Ban, Esquire, Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue – Suite 2100, Pittsburgh, PA 15222.

16/23/30 May

**NOTICE OF INCORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on April 10, 2025, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Pennsylvania Nonprofit Business Corporation Law of 1988, as amended.

The name of the Corporation is **GOLDEN LION CLUB** with its principal place of business at 505 Hamel Avenue, Greensburg, PA 15601.

A brief summary of the purpose or purposes of the corporation is as follows: to raise funds for the sole purpose of enhancing the Greensburg-Salem Public High School athletics operating under the name of GOLDEN LION CLUB, exclusively for charitable purposes and all other lawful activities permitted pursuant to the laws of the Commonwealth of Pennsylvania and the Pennsylvania Business Corporation Law.

TODD T. TURIN, ESQUIRE  
TURIN, DeMATT & CAVANAUGH,  
P.C.

115 NORTH MAIN STREET  
GREENSBURG, PA 15601

16 May

**AUDIT OF ACCOUNTS  
TO BE HEARD**

NOTICE BY JONATHAN A. WIAN, 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 May 20, 2025  
9:00 A.M. Prevailing Time.

**ESTATE—REPRESENTATIVE—ATTORNEY**

1. ROBERT L. ALDRIGHETTI—James R. Antoniono Admr—James R. Antoniono
2. WILLIAM S. SHEFFLER, a/d WILLIAM SHEFFLER—John E. Bumbaugh, Jr. Admr d.b.n.c.t.a.—John E. Bumbaugh, Jr.
3. TWIN VALLEY MEMORIAL PARK, INC.—Twin Valley Memorial Park Trustee—Dominic Ciarimboli
4. JANICE I. FINLEY REVOCABLE LIVING TRUST—Eugene W. Dawson Trustee—L. Christian DeDiana
5. GARY A. MYERS, a/d GARY ALLEN MYERS, a/d GARY MYERS—Jodi L. Myers Admr—Patricia L. Elliot-Rentler
6. HARRY M. ROHRBACHER—Edward Mills Patrick Mills Debra L. Mills Exrs—Scott A. Fatur
7. VERA B. MORRIS—Michael J. Morris Beth Ann Thornton Exrs—Adam J. Long
8. MARIAN DENEZZA—John Carl DeNezza Exr—Keegan E. Miller-Johnson
9. RICHARD A. BARCHESKY—Helen Klejka Admr—Todd T. Turin
10. JOHN A. KOSTELNIK, JR.—Robert M. Kostelnik Exr—Todd T. Turin
11. ASHLEY N. SNYDER—Lisa A. Overly Lloyd Overly Admr—Todd T. Turin
12. BRADLEY STEVEN WATERHOUSE, a/d BRADLEY S. WATERHOUSE—Chelsea Moose Brittany S. Waterhouse Admr—Todd T. Turin
13. WILLIAM DAVID LEWIS—Kayla E. Hurley Admr—Todd T. Turin

**AUDIT NOTICE**

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Chris Scherer, Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on May 20, 2025 at 9:00 A.M. Prevailing Time in Courtroom 9.

THIS IS THE LAST DAY TO PRESENT CLAIMS AND OBJECTIONS TO THE COURT. If no claims or objections are presented, all Accounts will become final. If you do not have an Attorney, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service  
PO Box 565

Greensburg, PA 15601  
Telephone: (724) 834-8490  
<http://lrs.westbar.org>

9/16 May

**SHERIFF SALES**

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

**MONDAY, JULY 7, 2025**

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

**CONDITIONS OF SALE**

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE JULY 17, 2025 (WHICH IS 10 DAYS FROM SALE DATE) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

THEREAFTER. NO FURTHER NOTICE OF THE FILING OF THE SCHEDULE OF DISTRIBUTION IS REQUIRED.

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON JULY 7, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.  
Property of: Robert H. Donley and Courtney R. Donley, his wife  
Execution No.: 15CJ04585  
Judgment Amt.: \$245,795.21  
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 H. Donley and Courtney R. Donley, his wife of in and to:  
Township of Derry; 1189 State Route 981, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200909080036260  
TAX MAP# 45-34-00-0-095

2.  
Property of: GESTNER, ROGER AND DEBORAH  
Execution No.: X2006 of 2021  
Judgment Amt.: \$814,818.59  
Attorney: Rochelle R. Koerbel, Esquire (Counsel for Plaintiff, Louis D. Ruscitto), McNeese Wallace & Nurick LLC, 301 Grant Street, Suite 1100, Pittsburgh, PA 15219  
ALL the right, title, interest and claim of: Roger Gestner and Deborah Gestner of in and to:  
ROSTRAVER TOWNSHIP; 392 Rehoboth Road, Belle Vernon, Westmoreland County, Pennsylvania 15012; LOT 2, RESIDENTIAL DWELLING, APARTMENT & MULTI CAR GARAGES. POOL & POOL HOUSE; DEED INSTRUMENT # 201812140039522; MORTGAGE INSTRUMENT#S: 201906170017301 AND 201908120023696; UPI: #56-06505-00000  
TAX MAP# 56-17-00-0-138

3.  
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.: 22CJ2882  
Judgment Amt.: \$109,062.83  
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087  
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

4.  
Property of: Mackenzie Kuhn  
Execution No.: 1399 of 2023  
Judgment Amt.: \$39,102.23  
Attorney: Natalie Piscione, Esquire, 357 Regis Ave, Suite 1, Pittsburgh, PA 15236 (412) 653-5000  
ALL the right, title, interest and claim of: Mackenzie Kuhn of in and to:  
Mount Pleasant boro; 329-331 Oak Street, Mount Pleasant, PA 15666; Residential Dwelling; DEED INSTRUMENT # 202011030037092  
TAX MAP# 53-06-04-0-050

5.  
Property of: William J. Minerd  
Execution No.: 02432 of 2023  
Judgment Amt.: \$130,347.83  
Attorney: Jacqueline F. McNally, Esquire, 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520  
ALL the right, title, interest and claim of: William J. Minerd, of in and to:  
Township of Fairfield; 2984 Route 259, Bolivar, PA 15923; 2.57 Acres and 1.09 Acres; A Residential Dwelling; DEED INSTRUMENT # 201510020034235  
TAX MAP# 48-05-03-0-139 and 48-05-03-0-126

6.  
Property of: John August Stemmler and Kelly Anita Stemmler a/k/a Kelly A. Cassidy a/k/a Kelly Cassidy  
Execution No.: 23CJ03768  
Judgment Amt.: \$172,565.20  
Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053  
ALL the right, title, interest and claim of: John August Stemmler and Kelly Anita Stemmler a/k/a Kelly A. Cassidy a/k/a Kelly Cassidy of in and to:  
Latrobe City; 616 Highland Avenue, Latrobe, Pennsylvania 15650; 15-03-06-0-557; 0.00; Residential property. INSTRUMENT # 202304210009598  
TAX MAP# 15-03-06-0-557

7.  
Property of: GLENN A. TROUT  
Execution No.: 4405CJ2023  
Judgment Amt.: \$108,758.31  
Attorney: Robert Flacco, Esq., 1628 John F. Kennedy Boulevard, Suite 1810, Philadelphia, PA 19103, (212) 471-5100  
ALL the right, title, interest and claim of: LAURA TROUT KNOWN HEIR OF GLENN A. TROUT, DECEASED; NICOLE LEES KNOWN HEIR OF GLENN A. TROUT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENN A. TROUT, DECEASED of in and to:

City of Jeannette; 723 ELLSWORTH AVENUE, JEANNETTE, PA 15644; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200707100032008

TAX MAP# 14-02-05-0-442

8.  
Property of: Cory Clelland  
Execution No.: 23CJ04455  
Judgment Amt.: \$114,805.95  
Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053  
ALL the right, title, interest and claim of: Cory Clelland of in and to:  
Borough of Scottsdale; 401 North Broadway Street, Scottsdale, Pennsylvania 15683; Lots Nos. 155 and 156 in the plan of lots laid out by Peter Loucks; 0.00; Residential property. INSTRUMENT #202203070008441  
TAX MAP# 30-02-03-0-013

9.  
Property of: KIMBERLY HILEMAN, SHARON LEE JOLL A/K/A SHARON LEE WILLIAMS, GEORGEANNE HULSMAN A/K/A GEORGANNE WILLIAMS AND JASON WILLIAMS ALL IN THEIR CAPACITY AS HEIRS OF SHARON L. SCHAUM, DECEASED AND ALL UNKNOWN HEIRS OF SHARON L. SCHAUM, DECEASED.  
Execution No.: 4672 of 2023  
Judgment Amt.: \$36,294.58  
Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139  
ALL the right, title, interest and claim of: Kimberly Hileman, Sharon Lee Joll a/k/a Sharon Lee Williams, Georganne Hulsman a/k/a Georgeanne Williams, and Jason Williams all in their capacity as Heirs of Sharon L. Schaum, Deceased and All Unknown Heirs of Sharon L. Schaum, Deceased of in and to:  
City of Monessen; 608 Reed Avenue, Monessen, PA 15062; N/A; A Dwelling; Instrument No. 201012220047934  
TAX MAP# 20-02-02-0-398-00-000

10.  
Property of: Matthew Clark, Administrator of the Estate of Diana Walker  
Execution No.: 4682 OF 2023  
Judgment Amt.: \$112,548.68  
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102  
ALL the right, title, interest and claim of: Matthew Clark, Administrator of the Estate of Diana Walker of in and to:  
City of New Kensington; 613 Clyde Street, New Kensington, Pennsylvania 15068; Residential Dwelling; Instrument Number: 202008180025989  
TAX MAP# 24-01-12-0-040

11.  
Property of: David A. Palumbo and Sara E. Lubecki  
Execution No.: 15 OF 2024



Judgment Amt.: \$77,008.75

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

ALL the right, title, interest and claim of: David A. Palumbo and Sara E. Lubecki of in and to:

City of Lower Burrell; 3028 Leechburg Road, Lower Burrell, Pennsylvania 15068; Residential Dwelling; Instrument Number: 201610280035405

TAX MAP# 17-03-16-0-031

12.

Property of: GREGORY J. KRUK, JR.

Execution No.: X772 of 2024

Judgment Amt.: \$12,137.68

Attorney: MARK S. KANCHER, ESQUIRE, 1101 North Kings Highway, Suite 211, Cherry Hill, NJ 08034, 856-795-2440 / mkancher@kancherlawfirm.com

ALL the right, title, interest and claim of: GREGORY J. KRUK, JR. of in and to:

Borough of New Florence; 128 15th Street, Borough of New Florence, Pennsylvania 15044; A RESIDENTIAL DWELLING; DEED INSTRUMENT #20150042741; 20151023003681

TAX MAP# 23-01-14-0-030

13.

Property of: KERRIE BANKE; JOHN BANKE II

Execution No.: 24CI00803

Judgment Amt.: \$168,775.14

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

ALL the right, title, interest and claim of: KERRIE BANKE; JOHN BANKE II of in and to:

New Kensington, City; 1035 EDGEWOOD ROAD, NEW KENSINGTON, PA 15068; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # Deed Book: 101/ Deed Book Page: 7621

TAX MAP# 24-03-08-0-376

14.

Property of: Justin R. McDowell

Execution No.: 24CJ01387

Judgment Amt.: \$97,977.53

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: Justin R. McDowell of in and to:

St. Clair, twp; 107 Pennsylvania Lane, New Florence, PA 15944; N/A; RESIDENTIAL REAL ESTATE; DVB: N/A and Page N/A Instrument # 201207260030827

TAX MAP# 60-09-00-0-007 & 60-09-00-0-152

15.

Property of: Randy K. Karr

Execution No.: 1555 of 2024

Judgment Amt.: \$29,784.50

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

ALL the right, title, interest and claim of: Randy K. Karr of in and to:

Sewickley Township, Westmoreland County; 6 Magee St., formerly known as 3 Magee St. Herminie,

PA 15637; Block Warehouse building; INSTRUMENT #: 202112210052714

TAX MAP# 58-07-11-0-076

16.

Property of: LAURA SMIDLEIN and MICHAEL SMIDLEIN

Execution No.: 24CJ01956

Judgment Amt.: \$278,911.26

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

ALL the right, title, interest and claim of: LAURA SMIDLEIN and MICHAEL SMIDLEIN of in and to:

LIGONIER BORO; 304 East Loyalhanna Street Ligonier, PA 15658; LOT HSE GAR; A RESIDENTIAL DWELLING; INSTRUMENT #201610120033096

TAX MAP# 16-02-04-0-015

17.

Property of: KELLY REUTZEL

Execution No.: X2256 OF 2024

Judgment Amt.: \$26,999.98\*

\* Plus interest continuing at the per diem rate of \$5.69 from and after June 1, 2024, late charges and other amounts as authorized by the Note and Mortgage from February 19, 2022 through June 1, 2024, including reasonable attorney fees and other costs of collection, and foreclosure and sale of the Mortgaged Premises through the date of the sheriff sale.

Attorney: Nicole M. Pardus, Esquire, Long & Long, LLC, 305 W. Pittsburgh Street, Greensburg, PA 15601

ALL the right, title, interest and claim of: Kelly Reutzel of in and to:

Washington Township, Westmoreland County; 384 Northgate Drive, Unit S, Apollo, PA 15613; Residential Dwelling; DEED: Instrument No. 201710240036821; MORTGAGE: Instrument No. 201710240036822

TAX MAP# 63-08-03-0-045

18.

Property of: Kali S. Yuhas

Execution No.: 24CJ02399

Judgment Amt.: \$347,040.31

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: Kali S. Yuhas of in and to:

Township of North Huntingdon; 570 Cedar Glenn Drive, North Huntingdon, PA 15642; Residential Dwelling; DEED INSTRUMENT #: 201803230008557

TAX MAP# 54-07-14-0-082

19.

Property of: Carl E. Reynolds, Sr.

Execution No.: 24CJ02560

Judgment Amt.: \$22,197.34

Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9591

ALL the right, title, interest and claim of: Carl E. Reynolds, Sr. of in and to:

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

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

20.

Property of: UNKNOWN HEIRS OF MARK S. FLEMING and MARISSA SEKERAS

Execution No.: 24CJ02585

Judgment Amt.: \$33,029.24

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

ALL the right, title, interest and claim of: UNKNOWN HEIRS OF MARK S. FLEMING and MARISSA SEKERAS of in and to:

City of New Kensington; 930 7th Street AKA 930 Seventh Street New Kensington, PA 15068; HSE LOT 24; A RESIDENTIAL DWELLING; INSTRUMENT #200501270004452

TAX MAP# 24-03-16-0-279

21.

Property of: Kathryn Fohey, individually and as known Heir of Pauline A. Fohey, deceased and Charlene Fohey, known Heir of Pauline A. Fohey, deceased

Execution No.: 24CJ02621

Judgment Amt.: \$47,882.95

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

ALL the right, title, interest and claim of: Kathryn Fohey, individually and as known Heir of Pauline A. Fohey, deceased and Charlene Fohey, known Heir of Pauline A. Fohey, deceased of in and to:

City of Jeannette; 450 Cedar Street a/k/a 7 Cedar Street, Jeannette, PA 15644; 7; Residential Dwelling; DBV 3413 PG# 155

TAX MAP# 14-04-01-0-265

22.

Property of: VINCENT MATTHEWS

Execution No.: 24CJ02904

Judgment Amt.: \$43,144.87

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

ALL the right, title, interest and claim of: VINCENT MATTHEWS of in and to:

Borough Sutersville; 411 3rd Avenue Sutersville, PA 15083; HOUSE GAR LOT 25; A RESIDENTIAL DWELLING; INSTRUMENT #202212120041414

TAX MAP# 35-01-15-0-100

23.

Property of: Steve Pirhalla, Jr. and Donna F. Pirhalla

Execution No.: 24CJ03090

Judgment Amt.: \$54,108.81

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

ALL the right, title, interest and claim of: STEVE PIRHALLA, JR. AND DONNA F. PIRHALLA of in and to:



BOROUGH OF VANDERGRIFT; 314 1/2 LOWELL ST, VANDERGRIFT, PA 15690; Lot No. 21; A RESIDENTIAL DWELLING; Deed Book Vol. 2145 Page 35  
TAX MAP# 37-01-09-0-377

24.

Property of: Brenda Crouse A/K/A Bren Crouse, solely in her capacity as known heir of Eugene Huey, deceased and Thomasine Acosta, solely in her capacity as known heir of Eugene Huey, deceased

Execution No.: 24CJ03164

Judgment Amt.: \$66,007.03

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: Brenda Crouse A/K/A Bren Crouse, solely in her capacity as known heir of Eugene Huey, deceased and Thomasine Acosta, solely in her capacity as known heir of Eugene Huey, deceased of in and to:

Seward, boro; 6904 State Route 711, Seward, PA 15954; N/A; RESIDENTIAL REAL ESTATE; DBV: 2801 and Page 293

TAX MAP# 31-01-08-0-113

25.

Property of: Nicole L. Galley

Execution No.: X3215 of 2024

Judgment Amt.: \$74,048.23

Attorney: Roger Fay, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054

ALL the right, title, interest and claim of: Nicole L. Galley of in and to:

Township of North Huntingdon; 710 Rose Street, Irwin, PA 15642; A residential dwelling; DEED INSTRUMENT # 200507220037408; MORTGAGE INSTRUMENT # 200606090027612

TAX MAP# 54-11030005 (54-11-03-0-005)

26.

Property of: Matthew Ruffing

Execution No.: 24CJ03409

Judgment Amt.: \$155,314.08

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: MATTHEW RUFFING of in and to:

BOROUGH OF WEST NEWTON; 221 S 4TH ST, WEST NEWTON, PA 15089; Lot No. 90; A RESIDENTIAL DWELLING; 202203040008136

TAX MAP# 39-02-02-0-219

27.

Property of: Cecelia R. Williams and Daniel N. Williams

Execution No.: 24CJ03477

Judgment Amt.: \$314,076.75

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: Cecelia R. Williams and Daniel N. Williams of in and to:

Hempfield Twp.; 410 Crestridge Dr, Greensburg, PA 15601-1256; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 202301030000043

TAX MAP# 50-15-01-0-053

28.

Property of: Tammy L. Moore

Execution No.: 24CJ03520

Judgment Amt.: \$80,780.18

Attorney: Jared M. Greenberg 200 Eagle Road, Wayne PA 19087

ALL the right, title, interest and claim of: Tammy L. Moore of in and to:

New Kensington, City; 2524 Blacks Lane, New Kensington, PA 15068; A Residential Dwelling; DEED INSTRUMENT # 201001030000290

TAX MAP# 24-04-10-0-076

29.

Property of: Vincent A. Steban and Mary J. Steban

Execution No.: 24CJ03573

Judgment Amt.: \$203,593.01

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: VINCENT A. STEBAN AND MARY J. STEBAN of in and to:

HEMPFIELD TOWNSHIP; 510 BUCKINGHAM DR, GREENSBURG, PA 15601; Lot 303; A RESIDENTIAL DWELLING; 200310220085730

TAX MAP# 50-29-10-0-045

30.

Property of: Karen Carlson

Execution No.: 24CJ03845

Judgment Amt.: \$32,568.03

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: KAREN CARLSON of in and to:

TOWNSHIP OF HEMPFIELD; 240 PENN ADAMSBURG RD, PENN, PA 15675; Lot 2; A RESIDENTIAL DWELLING; Deed Volume 3754 Page 436

TAX MAP# 50-07-14-0-067

31.

Property of: Elizabeth A. Moorhead

Execution No.: 4383 OF 2024

Judgment Amt.: \$54,349.63

Attorney: Robert P. Wendt, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 914-219-5787x490

ALL the right, title, interest and claim of: Elizabeth A. Moorhead of in and to:

North Huntingdon Township; 11175 Old Trail Road, Irwin, PA 15642; 0.00; HSE; DEED INSTRUMENT # 200503300014868

TAX MAP# 54-07-10-0-005

32.

Property of: William Adreon

Execution No.: 4391 of 2024

Judgment Amt.: \$65,250.67

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

ALL the right, title, interest and claim of: William Adreon of in and to:

Borough of Derry; 308 South Chestnut Street, Derry, PA 15627; Derry Homestead Coal & Lumber Company Plan / Lot No. 74; Residential property. INSTRUMENT #: 201705030014231

TAX MAP# 06-01-14-0-148

33.

Property of: Daryl B. Rock and Maria A. Rock, husband and wife

Execution No.: 24CJ04475

Judgment Amt.: \$38,024.46

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: Daryl B. Rock and Maria A. Rock, husband and wife of in and to:

Township of East Huntingdon; 1135 New Stanton Ruffsedale Road, Ruffs Dale, PA 15679; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200510210055782

TAX MAP# 47-03-16-0-010, 47-03-16-0-011

34.

Property of: Tamara R. Matte a/k/a Tamara Geer

Execution No.: 24CJ04524

Judgment Amt.: \$72,874.64

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

ALL the right, title, interest and claim of: Tamara R. Matte a/k/a Tamara Geer of in and to:

Borough of East Vandergrift; 232 Kennedy Avenue, East Vandergrift, PA 15629; 27; Residential Dwelling; INSTRUMENT #: 201411190037741

TAX MAP# 08-01-06-0-173

35.

Property of: Richard William Prentice and Sherry L. Newhouse

Execution No.: 24CJ04832

Judgment Amt.: \$47,103.16

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 WILLIAM PRENTICE AND SHERRY L. NEWHOUSE of in and to:

City OF LATROBE; 308 LOYALHANNA AVE, LATROBE, PA 15650; Lot 61; A RESIDENTIAL DWELLING; 200708240040375

TAX MAP# 15-03-09-0-199; 15-03-09-0-199

36.

Property of: Cheryl L. Polliard and Kimberly H. Polliard, her husband

Execution No.: 24CJ04885

Judgment Amt.: \$69,682.03

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: Cheryl L. Polliard and Kimberly H. Polliard, her husband of in and to:

City of Latrobe; 100 5th Avenue, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200706010025555

TAX MAP# 15-03-02-0-025

37.

Property of: Christopher Finlay, solely in his capacity as administrator of the Estate of William F. Finlay, deceased

Execution No.: 24CJ04945

Judgment Amt.: \$58,066.03

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: Christopher Finlay, solely in his capacity as administrator of the Estate of William F. Finlay, deceased of in and to:

city of Jeannette; 709 Darlington Ave, Jeannette, PA 15644; N/A; RESIDENTIAL REAL ESTATE; DBV: 3428 and Page 079 Instrument # 08032

TAX MAP# 14-02-05-0-064

39.

Property of: Robin McDonald, Personal Representative of Estate of Odessie L. McDonald a/k/a Odessie Lee McDonald, Deceased

Execution No.: 5016 of 2024

Judgment Amt.: \$41,912.95

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

ALL the right, title, interest and claim of: Robin McDonald, Personal Representative of Estate of Odessie L. McDonald a/k/a Odessie Lee McDonald, Deceased of in and to:

Salem Township; 261 Fairview Drive f/k/a R.D. #3 Box 261 a/k/a RD 3, P.O. Box 261F n/k/a 113 Hawes Drive, Greensburg, PA 15601; Fairview Park Plan / Lots Nos. 59 and 60; Residential property. DBV 2379 PG# 168

TAX MAP# 57-13-03-0-013

40.

Property of: Deborah M Grguric A/K/A Deborah Grguric and Mark E Grguric A/K/A Mark Grguric

Execution No.: 24CJ05019

Judgment Amt.: \$560,440.04

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: Deborah M Grguric A/K/A Deborah Grguric and Mark E Grguric A/K/A Mark Grguric of in and to:

Unity twp.; 14 Sassafras Lane, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 201708290029378

TAX MAP# 61-11-08-0-007

41.

Property of: DUSTIN S FRYE

Execution No.: 24CJ05090

Judgment Amt.: \$69,434.97

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

ALL the right, title, interest and claim of: DUSTIN S FRYE of in and to:

Township of North Huntingdon; 240 Verdant Street North Huntingdon, PA 15642; LOT 67 & BR HOUSE; A RESIDENTIAL DWELLING; INSTRUMENT #201112020044524

TAX MAP# 54-07-11-0-042 54-07-11-0-042

42.

Property of: Kieran M. Brooke

Execution No.: 24CJ05098

Judgment Amt.: \$118,722.89

Attorney: Benjamin Hoen, 5990 West Creek Road, Suite 200 Independence, OH 44131

ALL the right, title, interest and claim of: Kieran M. Brooke of in and to:

CITY OF NEW KENSINGTON; 300 Pershing Drive New Kensington, PA 15068; 0.00; Single Family Dwelling; DEED INSTRUMENT # 201701190002134

TAX MAP# 24-05-08-0-163

43.

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

44.

Property of: Sue McDonald

Execution No.: 24CJ05425

Judgment Amt.: \$90,718.04

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: SUE MCDONALD of in and to:

BOROUGH OF SCOTTTDALE; 508 GEORGE ST, SCOTTTDALE, PA 15683; part of Lot No. 216 and part of Lot No. 215; A RESIDENTIAL DWELLING; 202404150008797

TAX MAP# 30-02-02-0-478

45.

Property of: Fabian Pedraza and Victoria Pedraza, husband and wife

Execution No.: 24CJ05465

Judgment Amt.: \$244,285.62

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: Fabian Pedraza and Victoria Pedraza, husband and wife of in and to:

City of Greensburg; 52 McLaughlin Drive, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202208190029587

TAX MAP# 10-02-03-0-024

46.

Property of: JACQUELINE A. KOVIC

Execution No.: 24CJ05506

Judgment Amt.: \$58,410.18

Attorney: LEON P. HALLER, ESQUIRE, PURCELL, KRUG & HALLER

ALL the right, title, interest and claim of: JACQUELINE A. KOVIC, of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 64.95 x 125 – LOT # 146, SUNSET VALLEY; 2126 GUFFEY ROAD, NORTH HUNTINGDON, PA 15642; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #201106160021014

TAX MAP# 54-11-09-0-057

47.

Property of: SCOTT HARDING

Execution No.: 24CI5508

Judgment Amt.: \$112,436.93

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

ALL the right, title, interest and claim of: SCOTT HARDING, of in and to:

TOWNSHIP OF HEMPFIELD; 100 X 200; 563 AGNEW ROAD GREENSBURG, PA 15601; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #2023-10300028046

TAX MAP# 50-14-10-0-007

48.

Property of: Lisa A. Bowser, formerly married

Execution No.: 24CJ05519

Judgment Amt.: \$221,724.68

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: Lisa A. Bowser, formerly married of in and to:

Township of North Huntingdon; 2247 Lindale Court, North Huntingdon, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202205060016540

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

49.

Property of: Deborah A. Ayers

Execution No.: 25CI00022

Judgment Amt.: \$37,095.44

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

ALL the right, title, interest and claim of: Deborah A. Ayers of in and to:

City of New Kensington; 1512 Ridge Avenue, New Kensington, PA 15068; 71 and 72; Residential Dwelling; DBV 3417 PG# 292

TAX MAP# 24-03-08-0-110.

50.

Property of: Joy Property Investments, LLC

Execution No.: 25CJ00104

Judgment Amt.: \$92,038.62

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box  
165028, Columbus, OH 43216-5028, 614-220-5611ALL the right, title, interest and claim of: Joy Property  
Investments, LLC of in and to:City of Jeannette; 536 Patton Avenue, Jeannette,  
PA 15644; N/A; 0.00; Single Family Dwelling;  
INSTRUMENT #: 202207280026937

TAX MAP# 14-01-12-0-388

51.

Property of: JUSTIN E. GROMLEY

Execution No.: 25CJ00235

Judgment Amt.: \$78,759.65

Attorney: KML LAW GROUP, P.C., 701 MARKET  
STREET, STE 5000, PHILADELPHIA, PA 19106ALL the right, title, interest and claim of: JUSTIN E.  
GROMLEY of in and to:Borough of West Leechburg; 190 Zdina Street  
Leechburg aka W. Leechburg, PA 15656; LOTS 145  
PT 144 HSE GAR; A RESIDENTIAL DWELLING;  
INSTRUMENT #202306280015923

TAX MAP# 38-02-09-0-007

52.

Property of: Heather L Baranowsky

Execution No.: 25CJ00271

Judgment Amt.: \$79,908.17

Attorney: BROCK & SCOTT, PLLC, Carolyn  
TregliaEsq., ID: 328659, 2011 Renaissance  
Boulevard, Suite 100, King of Prussia, PA 19406,  
Phone: (844) 856-6646ALL the right, title, interest and claim of: HEATHER L  
BARANOWSKY of in and to:BOROUGH OF WEST NEWTON; 319 N 4TH  
STREET, WEST NEWTON, PA 15089; Lot Q;  
A RESIDENTIAL DWELLING; 200912070048374

TAX MAP# 39-01-11-0-022

53.

Property of: LISA A. WELCH

Execution No.: 25CJ00390

Judgment Amt.: \$66,208.37

Attorney: LEON P. HALLER, ESQUIRE, PURCELL,  
KRUG & HALLERALL the right, title, interest and claim of: LISA A.  
WELCH, of in and to:TOWNSHIP OF SOUTH HUNTINGDON; 62.2 X 113  
X IR; 103 HIGHWAY STREET, YUKON, PA 15698  
F/K/A 103 SPRING STREET, YUKON, PA 15698; A  
RESIDENTIAL DWELLING HOUSE; INSTRUMENT  
# 2009-08210033674

TAX MAP# 59-04-14-0-118

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

9/16/23 May

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