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

FIRST PUBLICATION

DOROTHY D BRANT, late of Salem Township, Westmoreland County, PA

Exr.: David A Brant
416 Walnut Avenue
Greensburg PA 15601
Atty.: Todd T Turin
Turin DeMatt & Cavanaugh, P.C.

RITA H CRAWFORD, late of North Huntingdon Township, Westmoreland County, PA

Exrx.: Lauren M Eichelberger
9100 Barnes Lake Road
North Huntingdon PA 15642
Atty.: Maureen Kroll

RICHARD D DECHICCHIS, late of City of Greensburg, Westmoreland County, PA

Exrx.: Ricki A DeChicchis
233 N. Hamilton Avenue
Greensburg PA 15601

MARIAN L EISAMAN, a/d, MARIAN LOUISE EISAMAN, late of Manor Borough, Westmoreland County, PA

Exrx.: Paula J Mautino
10861 Guffey Rillton Road
Rillton PA 15678
Atty.: Todd T Turin
Turin DeMatt & Cavanaugh, P.C.

DEBORAH ANN ELWELL, a/d, DEBORAH ELWELL, a/d, DEBORAH A ELWELL, late of Scottsdale Borough, Westmoreland County, PA

Admrx.: Nicole L Knight
425 Kennedy Avenue
Belle Vernon PA 15012
Atty.: Gregory C. Moore
Moore Becker Smarto & Acosta P.C.

EDNA L ENLOW, a/d, EDNA ENLOW, a/d, EDNA LYNN ENLOW, late of Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Karen L Novak
 407 Plum Ave
 New Kensington PA 15068
 Atty.: Samuel R Coury

AMY FETKOVICH, late of Trafford Borough, Westmoreland County, PA
 Admr.: Robert F White
 124 Norton Road
 Dixfield ME 04224
 Atty.: Blair N Droskey
 339 Old Haymaker Road, Suite 1101
 Monroeville PA 15146

SYLVIA M FOLEY, a/d, SYLVIA MAY FOLEY, late of Salem Township, Westmoreland County, PA
 Exr.: Jeffrey W Shilling
 4515 Hilty Road
 Murrysville PA 15668
 Atty.: Julian E Gray
 Julian Gray Associates
 954 Greentree Road
 Pittsburgh PA 15220

CAMERON RANDALL FRANTZ, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Shauna C Frantz
 104 Crosswinds Lane
 Murrysville PA 15668
 Atty.: Molly M Creenan

LOIS M GAUDINO, a/d, LOIS MARIE GAUDINO, late of Unity Township, Westmoreland County, PA
 Exrx.: Florence Marie McCreery
 147 Penn Avenue
 Latrobe PA 15650
 Atty.: Keegan E. Miller
 Bononi & Company, PC

ROBERT T GRIGER SR, late of Upper Burrell Township, Westmoreland County, PA
 Admr.: Betty Ann Griger
 113 Willow Dell Drive
 Dingmans Ferry PA 18328

MARTHA M KNUPP, late of Ligonier Township, Westmoreland County, PA
 Exr.: Ronald S Knupp
 474 Nature Run Road
 Laughlintown PA 15655
 Atty.: George V. Welty
 Welty & Welty LLP

STELLA NYKIEL, late of City of Lower Burrell, Westmoreland County, PA
 Exrx.: Gloria Luchs
 501 Westberry Drive
 New Kensington PA 15068
 Atty.: Robert B. Liotta
 Liotta Law Offices PLLC

ROBERT L PIPER, a/d, ROBERT LEE PIPER, late of City of Greensburg, Westmoreland County, PA
 Exrx.: Katie Ann Buck
 136 Radle Rd
 Harrisburg PA 17112

SUZANNE M RIBNICKY, a/d, SUZANNA M RIBNICKY, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Albert P Ribnicky
 4804 Lolly Drive
 Monroeville PA 15146

WILLIAM NORMAN SAMS JR, a/d, SONNY SAMS, a/d, WILLIAM NORMAN SAMS, a/d, WILLIAM N SAMS JR, late of City of Lower Burrell, Westmoreland County, PA
 Exr.: Darrick Sams
 10413 Green Links Drive
 Tampa FL 33626
 Atty.: Raymond W. Bitar
 Bitar & Bitar L.L.P.

LEWIS D SMITH, late of Unity Township, Westmoreland County, PA
 Exrx.: Lauren E Smith
 PO Box 54
 Latrobe PA 15650
 Atty.: Jessica L. Rafferty
 Rafferty Legal

DOROTHY P SUTOR, late of City of Jeannette, Westmoreland County, PA
 Exrx.: Carole Jo Babish
 809 Westmoreland Ave
 Jeannette PA 15644
 Atty.: Maureen Kroll

GEORGIANNA S WALINSKI, a/d, GEORGIANNA SMOLLECK-WALINSKI, a/d, GEORGIANNA M SMOLLECK, late of Derry Township, Westmoreland County, PA
 Admr. c.t.a.: Joseph M Katarski
 242 Bennetts Road
 Greensburg PA 15601
 Atty.: Robert P. Lightcap

DAVID RAY WODOSLAWSKY, late of City of Greensburg, Westmoreland County, PA
 Exrx.: Carrie Beranek
 443 West Spring Grove Boulevard
 Belle Vernon PA 15012
 Atty.: Christopher E. Nichols

DELBERT C WRIGHT, a/d, DELBERT CHARLES WRIGHT, a/d, DELBERT C WRIGHT JR, late of Loyalhanna Township, Westmoreland County, PA
 Admr.: Deborah A Wright
 4569 Lucerne Road
 Indiana PA 15701
 Atty.: Christopher M Buell
 Haberl, Buell & Rice PLLC
 100 S. 7th St
 Indiana PA 15701

KAREN SUE ZEMA, a/d, KAREN ZEMA, late of East Huntingdon Township, Westmoreland County, PA
Admr.: Aaron Zema
122 Galeann Drive
Mount Pleasant PA 15666
Atty.: Matthew M Mlecko
The Law Office of Matthew Mlecko
2661 Clearview Road Suite 8
Allison Park PA 15101

SECOND PUBLICATION

PATSY J BOTTI, late of Municipality of Murrysville, Westmoreland County, PA
Exrx.: Beth Ann Avery
360 Greenhaven Court
Elizabethtown KY 42701
Atty.: John W Ament

HELEN A COLCLASER, a/d, HELEN ANNMARIE COLCLASER, late of City of Greensburg, Westmoreland County, PA
Exr.: Matthew J Heck
851 Pletcher Rd
Rockwood PA 15557
Atty.: Ross S. Bash
Ross S. Bash Law Offices P.C.
2 West Pittsburgh Street
Delmont PA 15626-1430

ERIC R CONVERSO, late of Rostraver Township, Westmoreland County, PA
Exr.: Adam R Converso
12519 Adams Dr
North Huntingdon PA 15642

LORETTA MILLS ERRETT, a/d, LORETTA A ERRETT, late of City of Latrobe, Westmoreland County, PA
Exrx.: Louise A Tomanio
1801 Dailey Avenue
Latrobe PA 15650
Atty.: Jessica L. Rafferty
Rafferty Legal

LONA MADDREY HACKENBERG, a/d, LONA HACKENBERG, a/d, LONA M HACKENBERG, late of Penn Township, Westmoreland County, PA
Exrx.: Audrey H Cook
1029 Calmar Drive
Jeannette PA 15644
Atty.: James R Antoniono

CLIFFORD R HEASLEY, late of Hempfield Township, Westmoreland County, PA
Admr.: Daryl C Heasley
1344 Waverly Dr
Latrobe PA 15650
Atty.: John W Ament

DONNA L KRIVACEK, a/d, DONNA LEE KRIVACEK, late of Hempfield Township, Westmoreland County, PA
Exrx.: Kristine D Johnson
3321 PA-982
Latrobe PA 15650
Atty.: Keegan E. Miller
Bononi & Company, PC

BETTY R MULHORN, a/d, BETTY RAE MULHORN, late of City of New Kensington, Westmoreland County, PA
Exr.: John Anuskiewicz
436 Marwood Rd
Cabot PA 16023

KASIMER C SIKORA, late of Municipality of Murrysville, Westmoreland County, PA
Exrx.: Alice L Sikora
2752 Roselyn Dr
Murrysville PA 15668
Atty.: James R. Silvis
O'Connell & Silvis

ROBERT W SMITH, a/d, ROBERT WILLIAM SMITH, late of Upper Burrell Township, Westmoreland County, PA
Exrx.: Renee J Howard
136 Rodgers Drive
Lower Burrell PA 15068
Atty.: Robert B. Liotta
Liotta Law Offices PLLC

DARRYL A WEIGHTMAN, late of City of Jeannette,
Westmoreland County, PA
Admrx.: Jody Weightman
401 South Fourth Street, Apt 901
Jeannette PA 15644
Atty.: Debra G Speyer
Debra G. Speyer Law Offices
Two Bala Plaza, Ste 300
Bala Cynwyd PA 19004

429 Fourth Avenue
Pittsburgh PA 15219

VICTORIA G CHANEY, late of Municipality of Murrysville,
Westmoreland County, PA
Exr.: Robert G Chaney
5382 Margaretta Court
Murrysville PA 15668
Atty.: Molly M Creenan

THIRD PUBLICATION

ALFRED P AIELLO, a/d, ALFRED AIELLO, a/d, ALFRED
PONTO AIELLO, late of City of Lower Burrell,
Westmoreland County, PA
Exr.: Alfred J Aiello
213 Pine Hollow Lane
Greensburg PA 15601
Atty.: Samuel R Coury

ANN T CICHOWSKI, a/d, ANN CICHOWSKI, a/d, ANN
THERESA CICHOWSKI, late of City of Arnold,
Westmoreland County, PA
Exr.: David Cichowski
504 Cleveland Drive
New Kensington PA 15068
Atty.: John S Kamarados
801 Freeport Road
New Kensington PA 15068

COLUMBUS ANGELICCHIO, a/d, C ANGELICCHIO, late of
South Greensburg Borough, Westmoreland County, PA
Exr.: Dennis Angelicchio
334 Satinwood Lane
Greensburg PA 15601
Atty.: Vincent J. Finoli
Finoli Law, LLC

GEORGE J CONSTANTINE, late of Unity Township,
Westmoreland County, PA
Exr.: Benjamin Martik
538 Valley Brook Rd Suite 100
Venetia PA 15367
Atty.: Slade R Miller
Miller & Miller Attorneys At Law PLLC
4767 William Flynn Hwy
Allison Park PA 15101

ROSE MARIE BACVINSKAS, late of Delmont Borough,
Westmoreland County, PA
Exrx.: Arlene Saltsman
50 Mark Drive
Delmont PA 15626
Atty.: Charles Hergenroeder III
Hergenroeder Rega & Sommer LLC
650 Smithfield Street, Suite 1700
Pittsburgh PA 15222-3913

JAMES T CYWINSKI, late of South Greensburg Borough,
Westmoreland County, PA
Admrx.: Brandon Cywinski
838 South Main St
Greensburg PA 15601

WILLIAM H BEPLER, late of Hempfield Township,
Westmoreland County, PA
Exr.: Thomas W Beppler
1409 Swede Hill Road
Greensburg PA 15601
Atty.: R Douglas DeNardo
Galanter Tomosovich LLC
240 Executive Dr #1838
Cranberry Township PA 16066

JUDITH ANN DULEMBA, a/d, JUDITH A DULEMBA, late of
Washington Township, Westmoreland County, PA
Exrs.: W. Keith Dulemba
1252 Route 286
Export PA 15632
Mary Beth Scheidhauer
3453 Meadowbrook Road
Murrysville PA 15668
Atty.: Nicole M Pardus
Long & Long LLC

DONALD L BOWEN, a/d, DONALD LESLIE BOWEN, late of
West Newton Borough, Westmoreland County, PA
Exrx.: Sandra L Hutchinson
829 Fellsburg Road
Rostraver Township PA 15012

PAUL A FELBAUM, late of Ligonier Township, Westmoreland
County, PA
Exrcs.: Amanda Jones
203 Murrin Court
Mars PA 16046
Janell Rhoads
5205 Teakwood Court
Pittsburgh PA 15209
Atty.: Ryan P Cribbs
Nakles and Nakles

ROBERT RHOADES CAMPBELL JR, a/d, ROBERT R
CAMPBELL, a/d, ROBERT R CAMPBELL JR, late of City
of Greensburg, Westmoreland County, PA
Admrcs.: Lisa C Bihon
118 Tanager Dr
New Alexandria PA 15670
Susan D Campbell
4020 Hankey Church Road
Murrysville PA 15668
Atty.: Daniel P Buzard
300 Law & Finance Bldg.

RUTH N FREY, a/d, RUTH NAOMI FREY, late of Hempfield
Township, Westmoreland County, PA
Exr.: Charles V Frey
132 Lakewood Road
Greensburg PA 15601
Atty.: Richard W. Schimizzi

JOHN W FRIEL, a/d, JACK W FRIEL, late of City of Arnold,
Westmoreland County, PA
Exr.: Scott John Friel
535 Center Ave
Beaver Springs PA 17812
Atty.: Daniel Joseph

DAVID B KILGORE, late of Ligonier Township, Westmoreland
County, PA
Admr. c.t.a.: John A Kilgore
PO Box 68
Virginville PA 19564
Atty.: J. Dustin Barr

GLORIA J KOVAC, a/d, GLORIA KOVAC, a/d, GLORIA
L KOVAC, late of South Huntingdon Township,
Westmoreland County, PA
Exr.: F Gary Kovac
53 Woodland Road
Sewickley PA 15143
Atty.: Anthony W DeBernardo Jr
DeBernardo Antoniono McCabe & Davis

AMY L LESTER, a/d, AMY LYNN LESTER, late of City of
Arnold, Westmoreland County, PA
Admr.: John Lester
2006 Kimball Avenue
Arnold PA 15068
Atty.: Andrew J Cypher
Mechling and Heller
216 N Jefferson St
Kittanning PA 16201

FRED H MACK, a/d, FRED MACK, a/d, FRED HAROLD
MACK, late of Saint Clair Township, Westmoreland
County, PA
Exrx.: Kathleen Mack
113 Jakes Drive
New Florence PA 15944
Atty.: Del P Nolfi Iii
Ligonier Law

HOLLY A MILLER, a/d, HOLLY ANN MILLER, late of
Fairfield Township, Westmoreland County, PA
Exrx.: Suzanne J Pahach
109 Toby Road
New Florence PA 15944
Atty.: George Allen Butler
Mahady & Mahady

EARL J MORRISON, a/d, EARL JAY MORRISON, late of
North Huntingdon Township, Westmoreland County, PA
Exr.: Shane M Morrison Sr
110 Trolly Lane
Herminie PA 15637
Atty.: Maureen Kroll

JUNE L NOEL, a/d, JUNE NOEL, late of City of Greensburg,
Westmoreland County, PA
Exrx.: Mary Mesich
234 Theobold Ave
Greensburg PA 15601

WINIFRED D OLEKSAK, late of Rostraver Township,
Westmoreland County, PA
Exrcs.: Christi J Crawford
3807 Pittsburgh Road
Perryopolis PA 15473
Lori Stangroom
1626 Rostraver Road
Rostraver Township PA 15012
Atty.: Mark E. Ramsier

RENEE D OSEKOWSKI, late of Penn Township,
Westmoreland County, PA
Admr.: Mark Osekowski
31 Deerfield Dr
Harrison City PA 15636
Atty.: David J Eckle
Law Office of David J Eckle
244 Center Road, Suite 202
Monroeville PA 15146

CHARLES OVERLY, a/d, CHARLES G OVERLY, late of
West Leechburg Borough, Westmoreland County, PA
Exrx.: Pauline Bish
1478 Main Street
West Leechburg PA 15656
Atty.: James R Antoniono

LINDA C PFEIFER, a/d, LINDA PFEIFER, a/d, LINDA CHRISTINE PFEIFER, late of Unity Township, Westmoreland County, PA
 Exr.: Jason T Pfeifer
 1158 Sunset Drive
 Latrobe PA 15650

WAYNE R PHILLIPS, late of Trafford Borough, Westmoreland County, PA
 Exr.: Crystal Trasolone
 35 Alice Circle
 Greensburg PA 15601
 Atty.: George Allen Butler
 Mahady & Mahady

TERRY JOSEPH QUINN, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Ryan James Quinn
 406 Muirfield Court
 Pittsburgh PA 15239
 Atty.: Adam J. Long
 Long & Long

SANDRA JO ROACH, a/d, SANDRA J ROACH, late of Hempfield Township, Westmoreland County, PA
 Exr.: Lonny C Roach
 714 Allen Street
 Greensburg PA 15601
 Atty.: David S. DeRose
 Quatrini Law Group PC

DORIS M SLEASMAN, a/d, DORIS MARIE SLEASMAN, late of East Huntingdon Township, Westmoreland County, PA
 Exr.: Dale Sleasman
 123 East End Road
 Connellsville PA 15425
 Atty.: Mark A Rowan
 Rowan Law Office
 890 Vanderbilt Road
 Connellsville PA 15425

SARAH SALLY SMETAK, late of Mount Pleasant Borough, Westmoreland County, PA
 Admr.: John R Smetak
 119 Ashton Drive
 Mount Pleasant PA 15666
 Atty.: Paul E. Toohey

MICHAEL F SOROKACH, a/d, MICHAEL SOROKACH, a/d, MICHAEL F. A. SOROKACH, a/d, MICHAEL A SOROKACH, a/d, MICHAEL ANTHONY SOROKACH, late of Trafford Borough, Westmoreland County, PA
 Exr.: Michael C Sorokach
 427 Fairmont Avenue
 Trafford PA 15085
 Atty.: Robert J. Specht
 Morocco Morocco & Specht PC

DAVID E STADTERMAN, a/d, DAVID STADTERMAN, late of City of Arnold, Westmoreland County, PA
 Admr.: Margaret Stadterman
 1717 6th Ave Apt A
 New Kensington PA 15068
 Atty.: Samuel R Coury

LORRAINE B TEMSICK, a/d, LORRAINE TEMSICK, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Ronda L Meyer
 333 Old Leechburg Road
 Pittsburgh PA 15239
 Atty.: Scott P Magnuson
 2651 Monroeville Boulevard, Suite 101
 Monroeville PA 15146

JOSEPH EDWARD THOMAS, a/d, EDWARD THOMAS, a/d, EDWARD THOMAS JR, a/d, J EDWARD THOMAS, late of Unity Township, Westmoreland County, PA
 Exr.: Edward A Thomas
 1005 Marguerite Lake Rd
 Greensburg PA 15601

BRUCE E WILLIAMS, a/d, BRUCE E WILLIAMS SR, late of North Huntingdon Township, Westmoreland County, PA
 Admr.: Mark W Williams
 911 Wylie Avenue
 Jeannette PA 15644
 Atty.: Amber R Leechalk

LEGAL NOTICES

NOTICE

Notice is hereby given of the administration of the **MARY ANN ZISKIND IRREVOCABLE LIVING TRUST DATED 12/21/20**. **Mary Ann Ziskind**, the Settlor and Trustee, late of the Borough of North Belle Vernon, Westmoreland County, Pennsylvania, died on November 19, 2023. All persons having claims against this Trust are requested to make known the same to the Successor Trustee or attorney named below. All persons indebted to this Trust are requested to make payment without delay to the Successor Trustee or attorney named below.

Successor Trustee:
 Randy Ziskind a/k/a Randall
 Ziskind
 828 Henry Street
 Belle Vernon, PA 15012
 Attorney:
 Mark J. Shire, Esquire
 SHIRE LAW FIRM
 1711 Grand Boulevard
 Park Centre
 Monessen, PA 15062

29 Dec; 5/12 Jan

NOTICE

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

DSV SPV1, LLC being Map Number **20-02-08-0-101**, and being located in **City of Monessen**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **February 27, 2024**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$6,936.50**, plus costs, which sum is due at the time of the sale.

12/26 Jan

NOTICE

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

Andrew Matisko, Jr. and Venona Matisko being Map Number **62-05-00-0-111**, and being located in **Upper Burrell Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **February 28, 2024**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$451.49**, plus costs, which sum is due at the time of the sale.

12/26 Jan

NOTICE OF QUIET TITLE ACTION

IN THE CIVIL DIVISION OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, WESTMORELAND COUNTY LAND BANK, RICHARD T. SWIKLINSKI, ET AL, AND UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS, CASE NO: 4685 of 2023 ATTORNEY: Eric E. Bononi. CONTACT LISTED BELOW. NOTICE TO: ALL PARTIES WITH A LEGAL INTEREST IN PROPERTY HEREINAFTER DESCRIBED. WESTMORELAND COUNTY LAND BANK filed a Complaint to Quiet Title regarding property identified as Westmoreland County Tax Map Numbers: 02-02-04-0-013; 20-02-03-0-185; 20-02-03-0-330; 20-02-06-0-271; 20-02-06-0-299; 20-02-07-0-046; 20-02-07-0-142; 20-02-07-0-234; 20-02-07-0-235; 20-02-07-0-281; 20-02-07-0-495; 20-02-07-0-558; 20-02-08-0-046; 20-02-08-0-241; 20-02-08-0-404; 24-03-08-0-021; 37-01-02-0-025; 02-02-11-0-076; 06-01-10-0-451; 14-01-11-0-159; 14-01-12-0-075; 14-01-12-0-480; 14-01-12-0-512; 17-01-16-0-027; 21-02-03-0-134; 21-02-03-0-167; 24-03-08-0-199; 24-03-11-0-318; 24-03-11-0-362; 24-03-15-0-168; 24-03-15-0-262; 24-05-08-0-067; 35-01-15-0-054; 53-20-04-0-078; 14-01-16-0-099; 14-01-16-0-486; 20-02-03-0-176; 20-02-06-0-040; 20-02-06-0-121; 20-02-06-0-153; 20-02-06-0-298; 20-02-06-0-333; 20-02-06-0-346; 20-02-06-0-391; 20-02-06-0-392; 20-02-06-0-400; 20-02-06-0-571; 20-02-07-0-116; 20-02-07-0-117; 20-02-07-0-163; 20-02-07-0-212; 20-02-07-0-494; 24-03-15-0-150; 24-05-03-0-115; 20-02-03-0-168; 20-02-08-0-328; 24-03-15-0-044; 39-01-13-0-135; 50-38-10-0-005. A hearing is scheduled for the 18th day of March, 2024 at 9:00 a.m. with the Honorable

Christian F. Scherer, at the Westmoreland County Courthouse, 2 N. Main Street, Greensburg, PA 15601 .YOU ARE WARNED THAT IF YOU HAVE A LEGAL INTEREST IN THE PROPERTIES DESCRIBED ABOVE AND FAIL TO APPEAR AT THE SCHEDULED HEARING, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED BY THE COURT WITHOUT YOUR PRESENCE. YOU HAVE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU DO NOT HAVE A LAWYER, THEN YOU MAY CONTACT THE WESTMORELAND COUNTY LAWYER REFERRAL SERVICE AT (724)834-8490.

Bononi and Company, PC
20 N. Pennsylvania Ave
Greensburg, PA 15601
724-832-2499

12 Jan

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, on the 8th day of January, 2024, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **THE SPA AND STUDIO AT MDS** with its principal place of business at 3935 Old William Penn Highway, Murrysville, PA 15668.

The names and addresses of all persons owning or interested in said business are: Makeup By Design Studio and Day Spa, 3935 Old William Penn Highway, Murrysville, PA 15668 and Lyndsie Hinch (sole member) 3506 Calton Drive, Murrysville, PA 15668.

Lyndsie Hinch
The Spa and Studio at MDS
3595 Old William Penn Highway
Murrysville, PA 15668
412-999-9245 (direct line)

12 Jan

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

COURT OF COMMON PLEAS

CIVIL DIVISION

WESTMORELAND COUNTY

No. 23CJ03866

PENNYMAC LOAN SERVICES, LLC

Plaintiff

vs.

Alice Deemer, solely in capacity as heir of Allen R. Deemer, Jr., Deceased

Unknown Heirs, Successors, Assigns and All Persons , Firms or Associations Claiming Right, Title or Interest from or under Allen R. Deemer, Jr., Deceased

Defendant(s)

NOTICE

TO:

Unknown Heirs, Successors, Assigns and All Persons , Firms or Associations Claiming Right, Title or Interest from or under Allen R. Deemer, Jr., Deceased

You are hereby notified that on October 4, 2023, Plaintiff, PENNYMAC LOAN SERVICES, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Westmoreland County Pennsylvania, docket to TERM, No. 23CJ03866. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 114 Center Street, Bolivar, PA 15923 whereupon your property would be sold by the Sheriff of Westmoreland County.

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

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and

filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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 ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

12 Jan

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/20/2023, for:

TEXAS HOLDING CORPORATION

having a registered office of:
 66 Raphael Drive
 Irwin, PA 15642

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

12 Jan

**AUDIT OF ACCOUNTS
 TO BE HEARD**

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

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

**ACCOUNTS PRESENTED
 FOR CONFIRMATION**

AUDIT TO BE HEARD January 16, 2024
 9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. KAY N. SHOOP KAY NOEL SHOOP, a/d KAY SHOOP—Kathy Knell Exrx.—Larry D. Loperfito
2. CAROLYN S. RAHL, a/d CAROLYN RAHL—William J. Wiker Exr—William J. Wiker
3. SARAH C. VOGEL—Jennifer L. Yeskey Exrx.—David G. Petonic
4. ROBERT L. HAZLETT—Nedra R Hazlett Exrx.—Jeffrey J. Morella
5. CHARLES DALE GRAHAM, SR.—Charlotte Graham Exrx—Bernard P. Matthews, Jr.
6. DONNA JACQUELINE KENGERSKI—Beverly Paul, Exrx Beverly Caranese, Exrx—Richard F. Boyle, Jr.
7. JODY LYNN JACKSON Special Needs Trust—First National Trust Company Trustee—Tucker Arensberg, P.C.
8. AMIL A. ZUZIK, a/d AMIL ALLEN ZUZIK, a/d AMIL ALLEN ZUZIK, JR.—John William Zuzik Exr—Denis P. Zuzik
9. JOHN W. WALLACE, a/d, JOHN WILLIAM WALLACE—Kathryn M. Tiberi Exrx—George V. Welty

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable 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 January 16, 2024 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, 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>

5/12 Jan

SHERIFF SALES

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

MONDAY, MARCH 4, 2024

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

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE MARCH 14, 2024 (*WHICH IS 10 DAYS FROM SALE DATE*) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ.,

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

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON MARCH 4, 2024 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Michael J. Caporali
 Execution No.: 4294-2015
 Judgment Amt.: \$52,274.93
 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: Michael J. Caporali of in and to:
 City of New Kensington; 2039 Red Barn Road, New Kensington, PA 15068-5123; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200209040056503
 TAX MAP# 24-04-13-0-066

2.

Property of: JOHN A. CAVALIER, Individually and as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005 and OLIVIA E. CAVALIER, as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005

Execution No.: 4302 of 2015

Judgment Amt.: \$127,248.67

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

ALL the right, title, interest and claim of: JOHN A. CAVALIER, Individually and as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005 and OLIVIA E. CAVALIER, as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005 of in and to:

CITY OF JEANETTE; 600 Lewis Avenue Jeannette, PA 15644 600 Lewis Avenue Jeannette, PA; NA; A RESIDENTIAL DWELLING; INSTRUMENT #200504140017799

TAX MAP# 14-04-01-0-092

3.

Property of: Scott Blanish as Administrator of the Estate of Randy Gene Blanish Deceased

Execution No.: 2236of2016

Judgment Amt.: \$46,424.51

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

ALL the right, title, interest and claim of: Scott Blanish as Administrator of the Estate of Randy Gene Blanish Deceased of in and to:

South Huntingdon Township; 634 Pittsburgh Pike a/k/a 622 Pittsburgh Pike a/k/a RR 2 Box 728 Ruffs Dale, PA 15679; NA; A RESIDENTIAL DWELLING; Book 3575 Page 98

TAX MAP# 59-07-00-0-079

4.

Property of: Stacie Miller

Execution No.: 17CJ03654

Judgment Amt.: \$183,929.14

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

ALL the right, title, interest and claim of: Stacie Miller of in and to:

Township of Hempfield; 458 Wendel Road, Irwin, PA 15642; 148; Residential Dwelling; DBV 123 PG# 6838 (or) INSTRUMENT #: 201209060036838

TAX MAP# 50-12-14-0-148

5.

Property of: KELLY J. MCDOWELL-DECKER

Execution No.: 17CJ05897

Judgment Amt.: \$222,059.24

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

ALL the right, title, interest and claim of: KELLY J. MCDOWELL-DECKER of in and to:

Township of Penn; 18 Rizzi Drive Irwin, PA 15642; NA; A RESIDENTIAL DWELLING; Instrument # 201307310031213

TAX MAP# 55-08-12-0-059

6.

Property of: Barbara L Johnston and Barry G Johnston

Execution No.: 18CI02503

Judgment Amt.: \$59,411.35

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

ALL the right, title, interest and claim of: Barbara L Johnston and Barry G Johnston of in and to:

Township of Hempfield; 215 Spanish Villa Drive f/k/a 32 Spanish Villa Drive, assessed as 215 Old Spanish Lane, Jeannette, PA 15644; HOUSE & PT LOTS 1-2 35.3 X 179 X IR; Residential Dwelling; DBV 3668 PG# 322

TAX MAP# 50-08-15-0-064

7.

Property of: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN L. HOUSEKNECHT A/K/A JEAN HOUSEKNECHT

Execution No.: 19CJ00633

Judgment Amt.: \$158,414.98

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

ALL the right, title, interest and claim of: KAREN GOLIK A/K/A KAREN L. GOLIK, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JEAN L. HOUSEKNECHT A/K/A JEAN HOUSEKNECHT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN L. HOUSEKNECHT A/K/A JEAN HOUSEKNECHT of in and to:

NORTH HUNTINGDON TWP; 1321 JEFFREY DRIVE NORTH HUNTINGDON, PA. 15642; N/A; A RESIDENTIAL DWELLING; DBV 1804 PG# 103

TAX MAP# 54-08-05-0-005

8.

Property of: Phyllis Dupree a/k/a Phyllis C. Dupree

Execution No.: 3622 of 2019

Judgment Amt.: \$83,182.40 Plus per diem interest, escrow advances and costs of collection, accruing from 02/18/23 pursuant to the Court Order dated 02/17/23.

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

ALL the right, title, interest and claim of: Phyllis Dupree a/k/a Phyllis C. Dupree of in and to:

Monessen City; 1012 McMahon Avenue, Monessen, PA 15062; A Residential Dwelling; Book 3777, Page 300

TAX MAP# 20-02-06-0-294 UPI Code: 20-04278-00000

9.

Property of: Jacob Michael Eisaman , known heir of Kenneth A. Eisaman, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Kenneth A. Eisaman, Deceased

Execution No.: 4058 of 2019

Judgment Amt.: \$63,963.62

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

ALL the right, title, interest and claim of: Jacob Michael Eisaman , known heir of Kenneth A. Eisaman, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Kenneth A. Eisaman, Deceased of in and to: Jeannette City; 807 Western Avenue, Jeannette, PA 15644; One-half of Lot No. 116 and all of Lots No. 115 and 114 in the Mrs Emma Beal Plan of Lots of South Jeannette, as recorded in Plan Book No. 5, Page 269. A Residential Dwelling; 200109170050069

TAX MAP# 14-03-04-0-047

10.

Property of: Mark S. McLaughlin

Execution No.: 21CJ01877

Judgment Amt.: \$274,542.57

Attorney: Louis A. DePaul, 600 Grant Street, 44th Floor, Pittsburgh, PA 15219, 412-566-6142

ALL the right, title, interest and claim of: Mark S. McLaughlin of in and to:

Hempfield Township; 5 Brinkerton Road, Armbrust, PA 15616; A residential dwelling; DEED INSTRUMENT # 200701160002258

TAX MAP# 50-38-00-0-108

11.

Property of: Paula M. Thompson and William R. Thompson

Execution No.: 2032 of 2021

Judgment Amt.: \$85,711.59

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: Paula M. Thompson and William R. Thompson of in and to:

Scottdale Borough; 121 Market Street a/k/a 121-123 Market Street, Scottdale, PA 15683; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200512120065412

TAX MAP# 30-02-02-0-375

12.

Property of: JODY EDGAR Solely in His Capacity as Heir of SHIRLEY J. EDGAR, Deceased and JEAN WROBLEWSKI Solely in Her Capacity as Heir of SHIRLEY J. EDGAR, Deceased

Execution No.: 21CJ03681

Judgment Amt.: \$168,061.97

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

ALL the right, title, interest and claim of: JODY EDGAR Solely in His Capacity as Heir of SHIRLEY J. EDGAR, Deceased and JEAN WROBLEWSKI Solely in Her Capacity as Heir of SHIRLEY J. EDGAR, Deceased of in and to:

ALLEGHENY TOWNSHIP; 254 HULTON ROAD NEW KENSINGTON, PA 15068; NA; A RESIDENTIAL DWELLING; INSTRUMENT NUMBER 200702220008315

TAX MAP# 42-08-00-0-102

13.

Property of: Diane J. Weaver

Execution No.: 4347 OF 2021

Judgment Amt.: \$307,497.73

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

ALL the right, title, interest and claim of: Diane J. Weaver of in and to:

Township of Penn; 320 Country View Drive, Irwin, Pennsylvania 15642; Residential Dwelling; Instrument Number: 201507010021422

TAX MAP# 55-13-03-0-079

14.

Property of: John W. Sprung

Execution No.: 4422 OF 2021

Judgment Amt.: \$126,171.86

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

ALL the right, title, interest and claim of: John W. Sprung of in and to:

Hempfield Twp; 109 Sprung Lane, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 201311070044933

TAX MAP# 50-28-00-0-164

15.

Property of: KARYSSA A BISHOP and SM, a minor c/o Heaven Fondelier natural guardian" is the successor in interest to Nick Macey

Execution No.: 22CJ00837

Judgment Amt.: \$128,837.22

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

ALL the right, title, interest and claim of: KARYSSA A BISHOP and SM, a minor c/o Heaven Fondelier natural guardian" is the successor in interest to Nick Macey of in and to:

TOWNSHIP OF FAIRFIELD; 1804 ROUTE 259 BOLIVAR, PA 15923; NA; A RESIDENTIAL DWELLING; Instrument No.: 201107080024093

TAX MAP# 48-17-00-0-043

16.

Property of: MICHAEL A MONSOUR

Execution No.: 22CJ01185

Judgment Amt.: \$264,082.47

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

ALL the right, title, interest and claim of: MICHAEL A MONSOUR of in and to:

Municipality of Murrysville; 3560 Meadow Gate Drive Murrysville, PA 15668; NA; A RESIDENTIAL DWELLING; Instrument No.: 201808170026221

TAX MAP# 49 10 11 0 035

17.

Property of: Bryan K. Allen, Sr. solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased, Jeronica Allen, solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased, Jerome S. Allen, Jr., solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean

Allen Sneed, Deceased, Willisha Sneed, solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased, Anthony Sneed, solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased, Brittney Sneed, solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased

Execution No.: 1319 OF 2022

Judgment Amt.: \$43,937.25

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

ALL the right, title, interest and claim of: Bryan K. Allen, Sr. solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased and Jeronica Allen, solely in capacity as heir of Twila J. Sneed a/k/a Twila Jean Allen Sneed, Deceased of in and to:

New Kensington, City; 1239 Victoria Avenue, New Kensington, Pennsylvania 15068; Block Lot / Parcel 24-03-11-0-348; Residential property. INSTRUMENT #200308280070000

TAX MAP# Block Lot - Parcel 24-03-11-0-348

18.

Property of: JAN RUNFOLA and MATTHEW HLODAN, KNOWN HEIRS OF CARLA M. RUNFOLA, DECEASED; and THE UNKNOWN HEIRS OF CARLA M. RUNFOLA, DECEASED

Execution No.: 2698 OF 2022

Judgment Amt.: \$43,448.99

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

ALL the right, title, interest and claim of: JAN RUNFOLA and MATTHEW HLODAN, KNOWN HEIRS OF CARLA M. RUNFOLA, DECEASED; and THE UNKNOWN HEIRS OF CARLA M. RUNFOLA, DECEASED of in and to:

CITY OF MONESSEN; 57.78 X 125; 88 PENNSYLVANIA BOULEVARD MONESSEN, PA 15062; A residential dwelling house; DEED INSTRUMENT #2002-05300036056

TAX MAP# 20-03-03-0-087

19.

Property of: George E. Street III

Execution No.: 2789 OF 2022

Judgment Amt.: \$78,670.35

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

ALL the right, title, interest and claim of: George E. Street III of in and to:

Unity Twp.; 1244 Monastery Drive, Latrobe, Pennsylvania 15650; Residential Dwelling; Instrument Number: 202101140001882

TAX MAP# 61-14-06-0-071

20.

Property of: JON RAMETTA

Execution No.: 22CJ02878

Judgment Amt.: \$110,029.97

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

ALL the right, title, interest and claim of: JON RAMETTA of in and to:

TOWNSHIP OF UPPER BURRELL; 113 Loretta Lane New Kensington, PA 15068; NA; A RESIDENTIAL DWELLING; Instrument No.: 201903220007927

TAX MAP# 62-05-00-0-119 AND 62-05-00-0-120

23.

Property of: Robert E. Smith and Alice J Smith

Execution No.: 3737 OF 2022

Judgment Amt.: \$59,962.27

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

ALL the right, title, interest and claim of: ROBERT E. SMITH AND ALICE J SMITH of in and to:

TOWNSHIP OF EAST HUNTINGDON; 612 STATE ROUTE 31, RUFFSDALE, PA 15679; A RESIDENTIAL DWELLING; DEED BOOK VOL. 3066, PG # 313

TAX MAP# 47-03-00-0-013

24.

Property of: Josephine Hoisington

Execution No.: 22CJ03890

Judgment Amt.: \$50,381.88

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Josephine Hoisington of in and to:

Borough of Mount Pleasant; 743 Spence Way, Mount Pleasant, PA 15666; N/A; 0.00; Single Family Dwelling; DBV 3619 PG # 259

TAX MAP# 21-01-14-0-289

25.

Property of: Cody W. Shaw, Co-Administrator of the estate of Kimberly Shaw a/k/a Kimberly M. Shaw and Corie L. Shaw, Co-Administrator of the estate of Kimberly Shaw a/k/a Kimberly M. Shaw

Execution No.: 4076 OF 2022

Judgment Amt.: \$53,746.33

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

ALL the right, title, interest and claim of: Cody W. Shaw, Co-Administrator of the estate of Kimberly Shaw a/k/a Kimberly M. Shaw and Corie L. Shaw, Co-Administrator of the estate of Kimberly Shaw a/k/a Kimberly M. Shaw of in and to:

City of Greensburg; 636 Euclid Avenue, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 201809130029415

TAX MAP# 10-04-07-0-133

26.

Property of: JUSTIN A. STEELE and REBECCA E. STEELE

Execution No.: 22CJ04318

Judgment Amt.: \$155,282.05

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

ALL the right, title, interest and claim of: JUSTIN A. STEELE and REBECCA E. STEELE of in and to:

Borough of Avonmore; 916 Indiana Avenue Extension Avonmore, PA 15618; NA; A RESIDENTIAL DWELLING; Instrument No.: 201309180038091

TAX MAP# 04-01-00-0-020

27.

Property of: STACEY L. SMITH

Execution No.: 22CJ04779

Judgment Amt.: \$116,995.18

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

ALL the right, title, interest and claim of: STACEY L. SMITH; WATSON S. SMITH, JR. of in and to:

DERRY TOWNSHIP; 2383 STATE ROUTE 981, NEW ALEXANDRIA, PA 15670; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200512020063566

TAX MAP# 45-14-07-0-011

28.

Property of: DERRICK J. DOLFI

Execution No.: 22CJ04784

Judgment Amt.: \$69,886.21

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

ALL the right, title, interest and claim of: DERRICK J. DOLFI of in and to:

Township of Rostraver; 843 Fellsburg Road Belle Vernon, PA 15012; NA; A RESIDENTIAL DWELLING; INSTRUMENT NUMBER : 200211210076020

TAX MAP# 56-08-04-0-067

29.

Property of: Samuel R. Kohlmeyer, Jr. and The United States of America

Execution No.: 23CJ00213

Judgment Amt.: \$74,491.54

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: Samuel R. Kohlmeyer, Jr. of in and to:

City of Arnold; 1927 Kenneth Avenue, Arnold, PA 15068; Residential Dwelling; DEED INSTRUMENT #: 200808050032885

TAX MAP# 02-02-03-0-283

30.

Property of: Mary S. Emanuele and Arthur Emanuele

Execution No.: 00392 of 2023

Judgment Amt.: \$123,750.37

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

ALL the right, title, interest and claim of: Mary S. Emanuele and Arthur Emanuele of in and to:

Municipality of Murrysville; 3226 Hawthorne Court, Murrysville, PA 15668; 24; 0.00; Residential; INSTRUMENT#: 201410100033008

TAX MAP# 49-14-02-0-129

31.

Property of: Daniel J. Karbowsky and Elizabeth J. Karbowsky

Execution No.: 23CJ01062

Judgment Amt.: \$30,047.56

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

ALL the right, title, interest and claim of: Daniel J. Karbowsky and Elizabeth J. Karbowsky of in and to: North Belle Vernon Borough; 525 Henry Street, Belle Vernon, Pennsylvania 15012; 372; 0.00; Residential property. INSTRUMENT # 200202140011244
TAX MAP# 26-02-09-0-018

32.

Property of: BERNADETTE M BALLASH, IN HER CAPACITY AS HEIR OF DOROTHY E. BALLASH A/K/A DOROTHY E. DRAGOVICH AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RICHARD D. BALLASH A/K/A RICHARD BALLASH A/K/A RICHARD DAVID BALLASH, DECEASED HEIR OF DOROTHY E. BALLASH A/K/A DOROTHY E. DRAGOVICH

Execution No.: 23CJ01137
Judgment Amt.: \$28,204.68

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906
ALL the right, title, interest and claim of: BERNADETTE M BALLASH, IN HER CAPACITY AS HEIR OF DOROTHY E. BALLASH A/K/A DOROTHY E. DRAGOVICH AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RICHARD D. BALLASH A/K/A RICHARD BALLASH A/K/A RICHARD DAVID BALLASH, DECEASED HEIR OF DOROTHY E. BALLASH A/K/A DOROTHY E. DRAGOVICH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY E. BALLASH A/K/A DOROTHY E. DRAGOVICH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD D. BALLASH A/K/A RICHARD BALLASH A/K/A RICHARD DAVID BALLASH, DECEASED HEIR OF DOROTHY E. BALLASH A/K/A DOROTHY E. DRAGOVICH of in and to: UNITY TOWNSHIP; 164 ICEHOUSE ROAD, LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #12420 DBV 2986 PG#557
TAX MAP# 61-09-12-0-003

33.

Property of: Madeline Sawyers, in her Capacity as the Heir of Daniel L. Dial, deceased; Emily Chaney, in her Capacity as the Heir of Daniel

L. Dial, deceased; Annabelle Dial, in her Capacity as the Heir of Daniel L. Dial, deceased; and Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right Title or Interest From or Under Daniel L. Dial, Deceased

Execution No.: 1266 OF 2023
Judgment Amt.: \$72,398.88

Attorney: Brandon D. Pack, Esquire

ALL the right, title, interest and claim of: Madeline Sawyers, in her Capacity as the Heir of Daniel L. Dial, deceased; Emily Chaney, in her Capacity as the Heir of Daniel L. Dial, deceased; Annabelle Dial, in her Capacity as the Heir of Daniel L. Dial, deceased; and Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right Title or Interest From or Under Daniel L. Dial, Deceased of in and to:

New Kensington, City; 1095 Martin Avenue, New Kensington, Pennsylvania 15068; 2-story detached dwelling; INSTRUMENT #: 201712070042117
TAX MAP# 24-04-13-0-027

34.

Property of: Alberta Fay Egan, Deceased and Douglas J. Snyder, Deceased

Execution No.: 23CJ01374
Judgment Amt.: \$58,193.66

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

ALL the right, title, interest and claim of: Rodney Snyder, solely in capacity as heir of Douglas J. Snyder a/k/a Douglas James Snyder, Deceased, Jamie Snyder, solely in capacity as heir of Douglas J. Snyder a/k/a Douglas James Snyder, Deceased, Brenda Bittner, solely in capacity as heir of Douglas J. Snyder a/k/a Douglas James Snyder, Deceased, Kimberly Snyder a/k/a Kimberly Irvin, solely in capacity as heir of Douglas J. Snyder a/k/a Douglas James Snyder, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Douglas J. Snyder a/k/a Douglas James Snyder, Deceased of in and to:

Greensburg, City; 107 Primrose Lane, Greensburg, Pennsylvania 15601; 0.00; Residential property. INSTRUMENT # 201511190040178
TAX MAP# Block 50-09-00-0-095

35.

Property of: Ralph A. Delorme and Karen L. Delorme, his wife

Execution No.: 1387-2023

Judgment Amt.: \$70,494.75

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

ALL the right, title, interest and claim of: RALPH A. DELORME AND KAREN L. DELORME, HIS WIFE of in and to:

BOROUGH OF VANDERGRIFT; 177 GRANT AVE, VANDERGRIFT, PA 15690; A RESIDENTIAL DWELLING; Deed Book Vol. 3435, Pg # 498

TAX MAP# 37-01-06-0-467

36.

Property of: John Wise and Elizabeth Wise, husband and wife

Execution No.: 1416-2023

Judgment Amt.: \$100,836.74

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

ALL the right, title, interest and claim of: JOHN WISE AND ELIZABETH WISE, HUSBAND AND WIFE of in and to:

CITY OF NEW KENSINGTON; 409 KEYSTONE DR, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 202101270003580

TAX MAP# 24-05-04-0-263

37.

Property of: Amanda K. Boban aka Amanda K. Snyder

Execution No.: 01467 of 2023

Judgment Amt.: \$62,838.83

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

ALL the right, title, interest and claim of: Amanda K. Boban aka Amanda K. Snyder of in and to:

City of Jeannette; 604 Clark Avenue, Jeannette, PA 15644; 199 and 200; 0.00; Residential; INSTRUMENT#: 200406180036381

TAX MAP# 14-03-04-0-090

38.

Property of: LARRY JONES and TINA JONES

Execution No.: 23CJ01698

Judgment Amt.: \$91,654.13

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

ALL the right, title, interest and claim of: LARRY JONES and TINA JONES of in and to:

DERRY TWP; 118 21st Street New Derry, PA 15671 118 21st Street New Derry, PA 15671; NA; A RESIDENTIAL DWELLING; INSTRUMENT NUMBER : 201503030006052

TAX MAP# 45-29-12-0-018

39.

Property of: Darla Smith

Execution No.: 1841 OF 2023

Judgment Amt.: \$48,376.69

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

ALL the right, title, interest and claim of: Darla Smith of in and to:

City of New Kensington; 328 Third Avenue, New Kensington, Pennsylvania 15068; Residential Dwelling; Book Number: 2932 and Page Number: 117

TAX MAP# 24-05-07-0-014

40.

Property of: JANICE K. MCCREADY; WANDA L. MCCREADY

Execution No.: 23CJ01961

Judgment Amt.: \$88,261.93

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

ALL the right, title, interest and claim of: JANICE K. MCCREADY; WANDA L. MCCREADY of in and to:

MURRYSVILLE, MUN.; 5579 EDWARDS ROAD MURRYSVILLE, PA 15668; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200111210065383

TAX MAP# 49-03-00-0-179

41.

Property of: Raymond G. Anthony Jr. and Runai Anthony a/k/a Runai Smith

Execution No.: 23CJ02069

Judgment Amt.: \$209,427.33

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: Raymond G. Anthony Jr. and Runai Anthony a/k/a Runai Smith of in and to:

Murrysville, Municipality; 4460 Kilmer Court, Murrysville, PA 15668; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201312310050998

TAX MAP# 49-10-15-0-067

42.

Property of: ZACK K. ANDERSON, PAUL M. ANDERSON, SARA M. ANDERSON, and PHILIP A. ANDERSON, JR., KNOWN HEIRS OF PHILIP A. ANDERSON, DECEASED, and THE UNKNOWN HEIRS OF PHILIP A. ANDERSON, DECEASED,

Execution No.: 23CI02086

Judgment Amt.: \$88,395.59

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

ALL the right, title, interest and claim of: ZACK K. ANDERSON PAUL M. ANDERSON SARA M. ANDERSON PHILIP A. ANDERSON, JR., KNOWN HEIRS OF PHILIP A. ANDERSON, DECEASED, of in and to:

TOWNSHIP OF PENN; 85 X 130; 5 DOVER ROAD, IRWIN, PA 15642; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #2012-10030040946

TAX MAP# 55-08-16-0-107

43.

Property of: Jennifer L. Ackerman

Execution No.: 2280 of 2023

Judgment Amt.: \$103,795.19

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

ALL the right, title, interest and claim of: Jennifer L. Ackerman of in and to:

Vandergrift Borough; 233 Whittier Street, Vandergrift, PA 15690; Part of Lot No. 17, in Block "W" of the Plan of the First Addition to Vandergrift Heights, Plan Book Volume 1, Page 153; Having thereon erected a dwelling house known as 233 Whittier Street, Vandergrift, PA 15690; 202205110016981

TAX MAP# 37-01-09-0-612

44.

Property of: KY N. CROCHIERE

Execution No.: 23CI02313

Judgment Amt.: \$118,742.17

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

ALL the right, title, interest and claim of: KY N. CROCHIERE, of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 82' X 88', MORE OR LESS; 338 MINERAL STREET, IRWIN, PA 15642; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT # 2021-12100051336

TAX MAP# 54-07-15-0-066

45.

Property of: Ronald W. Brant, in his capacity as Heir and Administrator of the Estate of Dustin Donald Brant, Deceased, and Wendy J. Brant in her capacity as Heir of the Estate of Dustin Donald Brant

Execution No.: 2377 of 2023

Judgment Amt.: \$154,224.63

Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139

ALL the right, title, interest and claim of: Ronald W. Brant, in his capacity as Heir and Administrator of the Estate of Dustin Donald Brant, Deceased, and Wendy J. Brant in her capacity as Heir of the Estate of Dustin Donald Brant of in and to:

Township of Derry; 408 S. Ruby Street, Derry, PA 15627; N/A; A Dwelling; DEED INSTRUMENT #202302210003956; MORTGAGE INSTRUMENT #202202180006397

TAX MAP# 45-42-01-0-144 and 45-42-01-0-143

46.

Property of: THE UNKNOWN HEIRS OF ROSEMARIE A. GLUNT

Execution No.: 23CJ02410

Judgment Amt.: \$32,012.79

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

ALL the right, title, interest and claim of: THE UNKNOWN HEIRS OF ROSEMARIE A. GLUNT of in and to:

CITY OF GREENSBURG; 611 STATON STREET GREENSBURG, PA 15601; NA; A RESIDENTIAL DWELLING; Book 3173 Page 78

TAX MAP# 10-04-06-0-096

47.

Property of: William J. MinerD

Execution No.: 2432 of 23

Judgment Amt.: \$130,347.83

Attorney: William E. Miller, 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

48.

Property of: Gerrid Fierst a/k/a Gerrid W. Fierst, Sr., Deceased

Execution No.: 23CJ02471

Judgment Amt.: \$148,427.77

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

ALL the right, title, interest and claim of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gerrid Fierst a/k/a Gerrid W. Fierst, Sr., Deceased of in and to:

Township of Loyalhanna; 400 Moween Road, Saltsburg, Pennsylvania 15681; 0.00; Residential property.; INSTRUMENT # 202201140001792

TAX MAP# 52-02-10-0-012

49.

Property of: RICHARD WAYNE DANIELS

Execution No.: 23CJ02493

Judgment Amt.: \$89,695.73

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

ALL the right, title, interest and claim of: RICHARD WAYNE DANIELS of in and to:

Borough of Derry; 418 Broad Street Derry, PA 15627; NA; A RESIDENTIAL DWELLING; Instrument No.: 201610130033229

TAX MAP# 06-01-14-0-247

50.

Property of: Jean S. Bonnoni

Execution No.: 23CJ02576

Judgment Amt.: \$49,801.25

Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: Jean S. Bonnoni of in and to:

Avonmore Borough; 613 Indiana Ave, Avonmore, PA 15618; N/A; RESIDENTIAL REAL ESTATE; DBV: 3539 and Page 333

TAX MAP# 04-01-11-0-135

51.

Property of: Tyrone J. Williams

Execution No.: 2767 of 2023

Judgment Amt.: \$157,587.34

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

ALL the right, title, interest and claim of: TYRONE J. WILLIAMS of in and to:

SALEM TOWNSHIP; 238 2ND STREET, SLICKVILLE, PA 15684; A RESIDENTIAL DWELLING; 202101070000977

TAX MAP# 57-02-13-0-068

52.

Property of: Miranda A. Mills

Execution No.: 2837 OF 2023

Judgment Amt.: \$72,526.62

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

ALL the right, title, interest and claim of: Miranda A. Mills of in and to:

City of Greensburg; 515 Reamer Street, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 201806180018809

TAX MAP# 10-04-07-0-179

53.

Property of: Joshua J. Kelley, married

Execution No.: 23CJ02915

Judgment Amt.: \$39,768.31

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Joshua J. Kelley, married of in and to:

City of New Kensington; 1674 Beamer Avenue, New Kensington, PA 15068; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201209050036747

TAX MAP# 24-04-14-0-043

54.

Property of: James R. Burzio and Kathleen A. Burzio, his wife

Execution No.: 23CJ02916

Judgment Amt.: \$104,460.52

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: James R. Burzio and Kathleen A. Burzio, his wife of in and to:

City of Jeannette; 400 Michigan Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; DBV 1972 PG # 1048

TAX MAP# 14-04-01-0-024

55.

Property of: NANCY L. WALTERS

Execution No.: 23CJ02948

Judgment Amt.: \$207,008.93

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

ALL the right, title, interest and claim of: NANCY L. WALTERS of in and to:

LOWER BURRELL, CITY; 530 CLEVELAND DR. LOWER BURRELL, PA 15068; N/A; A RESIDENTIAL DWELLING; DBV 2472 PG# 136
TAX MAP# 17-05-02-0-121

56.

Property of: Brittany Luther, Administratrix of the Estate of Kristin J. Luther

Execution No.: 3031 OF 2023

Judgment Amt.: \$59,446.65

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

ALL the right, title, interest and claim of: Brittany Luther, Administratrix of the Estate of Kristin J. Luther of in and to:

Borough of New Florence; 131 Ligonier Street, New Florence, PA 15944; N/A; Single-family dwelling; INSTRUMENT #: 200512140065979
TAX MAP# 23-01-11-0-059

57.

Property of: DOLORES J. LAZZARO

Execution No.: 23CJ03053

Judgment Amt.: \$223,639.94

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

ALL the right, title, interest and claim of: DOLORES J. LAZZARO of in and to:

Township of North Huntingdon; 1021 3rd Street Westmoreland City, PA 15692; NA; A RESIDENTIAL DWELLING; Instrument No. 202104120014392
TAX MAP# 54-08-11-0-224

58.

Property of: JUSTIN E. GROMLEY

Execution No.: 23CJ03108

Judgment Amt.: \$82,040.37

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

ALL 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; NA; A RESIDENTIAL DWELLING; Instrument No: 201207270031022

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

59.

Property of: ERIC J. MROZEK

Execution No.: 23CJ03126

Judgment Amt.: \$72,073.05

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

ALL the right, title, interest and claim of: ERIC J. MROZEK of in and to:

City of Jeannette; 11 East Gaskill Avenue Jeannette, PA 15644; NA; A RESIDENTIAL DWELLING; INSTRUMENT NUMBER : 202204280015529

TAX MAP# 14-02-13-0-087

60.

Property of: Arthur O. Ansani and Arleen Ansani, his wife

Execution No.: 23CJ03266

Judgment Amt.: \$51,613.60

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Arthur O. Ansani and Arleen Ansani, his wife of in and to:

City of Arnold; 2004 Alcoa Drive, Arnold, PA 15068; N/A; 0.00; Single Family Dwelling; DBV 2217 PG # 232

TAX MAP# 02-02-04-0-074

61.

Property of: Lisa A. Bowser, formerly married

Execution No.: 23CJ03317

Judgment Amt.: \$238,353.48

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: 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

62.

Property of: Julie Kuhar
 Execution No.: 23CJ03352
 Judgment Amt.: \$149,103.78
 Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex Suite 215 Trevose, PA 19053

ALL the right, title, interest and claim of: Julie Kuhar of in and to:

North Huntingdon Township; 1515 Barry Drive, North Huntingdon, Pennsylvania 15642; 796; 0.00; Residential property. INSTRUMENT # 201507080022357

TAX MAP# 54-06-10-0-262

63.

Property of: Michael J. Bolyard and Carrie M. Bolyard

Execution No.: 3386 of 2023

Judgment Amt.: \$43,874.78

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

ALL the right, title, interest and claim of: Michael J. Bolyard and Carrie M. Bolyard of in and to:

Unity Township; 1155 Post Drive, Latrobe, PA 15650; West Manor Plan; Lot No. 1; Residential property. INSTRUMENT #: 201302220007075

TAX MAP# 61-14-06-0-030

64.

Property of: CAROLYN CAVENDER

Execution No.: 23CJ03401

Judgment Amt.: \$51,277.24

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

ALL the right, title, interest and claim of: CAROLYN CAVENDER of in and to:

City of New Kensington; 103 Woodstone Lane, Unit 52 AKA 103 Woodstone Lane, Apartment 52 AKA 103 Woodstone Lane New Kensington, PA 15068; NA; A RESIDENTIAL DWELLING; INSTRUMENT NUMBER: 202303020004850

TAX MAP# 24-02-13-0-170

65.

Property of: Tammy Mormur

Execution No.: 3531 of 2023

Judgment Amt.: \$19,440.25

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

ALL the right, title, interest and claim of: Tammy Mormur of in and to:

City of Jeannette; 813 Allwine Avenue, Jeannette, PA 15644; Having thereon erected a dwelling house known as 813 Allwine Avenue, Jeannette, PA 15644; 201612130040739

TAX MAP# 14-02-10-0-057 and 14-02-10-0-058

66.

Property of: STACEY A. KUHNS AKA STACIA A. KUHNS

Execution No.: 23CJ03542

Judgment Amt.: \$85,426.69

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

ALL the right, title, interest and claim of: STACEY A. KUHNS AKA STACIA A. KUHNS; DERRICK A. KUHNS of in and to:

UNITY TOWNSHIP; 148 RITENOUR LANE, LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #05397 DBV 3759 PG# 161

TAX MAP# 61-27-00-0-116

67.

Property of: JAMES K. ERSKINE, ADMINISTRATOR OF THE ESTATE OF ELLEN J. ERSKINE, DECEASED

Execution No.: 23CI03609

Judgment Amt.: \$66,641.04

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

ALL the right, title, interest and claim of: JAMES K. ERSKINE, ADMINISTRATOR OF THE ESTATE OF ELLEN J. ERSKINE, DECEASED, of in and to:

CITY OF MONESSEN; 45 X 150; 14 MONTRAVER DRIVE, MONESSEN, PA 15062; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #2012-07240030586

TAX MAP# 20-02-11-0-012

68.

Property of: Jody L. Moore

Execution No.: 23CJ03616

Judgment Amt.: \$76,229.31

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: Jody L. Moore of in and to:

Township of Sewickley; 180 Cody Road,
Herminie, PA 15637; Residential Dwelling; DEED
INSTRUMENT #: 202010210035296

TAX MAP# 58-07-12-0-008

69.

Property of: Heather Slaski, solely in her
capacity as Executrix of the Estate
of Lynn Marie Schoch a/k/a Lynn
M. Schoch

Execution No.: 3694 of 2023

Judgment Amt.: \$32,423.39

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

ALL the right, title, interest and claim of: Heather
Slaski, solely in her capacity as Executrix of the
Estate of Lynn Marie Schoch a/k/a Lynn M. Schoch
of in and to:

Township of Bell; 531 5th Avenue, Avonmore, PA
15618; Having thereon erected a residential
dwelling known as 531 5th Avenue, Avonmore, PA
15618; 201107270026520

TAX MAP# 43-09-08-0-008

JAMES ALBERT, SHERIFF
WESTMORELAND COUNTY
SHERIFF'S OFFICE
GREENSBURG, PA 15601
NOVEMBER 27, 2023—

12/19/26 Jan

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