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ESTATE NOTICES**

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

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

SANTO G. BACA, late of Salem Township, Westmoreland County, PA

Exrx.: Sandra Lynn Murtha
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MARIELLE BARTOLOMUCCI, late of the Municipality of Murrysville, Westmoreland County, PA

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GERALDINE E. BEITEL, a/d, GERALDINE M. BEITEL, a/d, GERRY BEITEL, late of Hempfield Township, Westmoreland County, PA

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MARY ALICE BONO, late of Southwest Greensburg Borough, Westmoreland County, PA

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 Avolio Law Group, LLC

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 Exrs.: Lana G. Naviglia
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BETTY J. MCINTYRE, late of Upper Burrell Township,
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SECOND PUBLICATION

No estates submitted for publication.

THIRD PUBLICATION

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 Atty.: David K. Lucas
 David K. Lucas and Associates

JANET SCHNEIDER, a/d, JANET L. SCHNEIDER, late of the Municipality of Murrys ville, Westmoreland County, PA
 Exrx.: Carol J. Schneider
 5120 Cherry Drive
 Murrys ville, PA 15668
 Atty.: Scott P. Magnuson
 2651 Monroeville Boulevard, Suite 101
 Monroeville, PA 15146

FRANCES SEVER, a/d, FRANCES M. SEVER, late of Hempfield Township, Westmoreland County, PA
 Exrs.: James M. Sever, Jr.
 104 Sever Lane
 West Newton, PA 15089
 Robert Sever
 96 Sever Lane
 West Newton, PA 15089
 Atty.: Leslie J. Mlakar
 Avolio Law Group, LLC

DENNIS A. SEYBOLD, late of Hempfield Township, Westmoreland County, PA
 Admr.: Jeffrey G. Rosensteel II
 5 Rachel Drive
 Jeannette, PA 15644
 Atty.: John W Ament
 Ament Law Group, P.C.

MARY ANNA TAGGART, late of Hempfield Township, Westmoreland County, PA
 Exrcs.: Cristine Nicole Kotora
 8399 Van Buren Drive
 Pittsburgh, PA 15237
 Kathleen Ruth Leonardo
 737 Prince Street
 North Versailles, PA 15137
 Atty.: E. David Harr

LEGAL NOTICES

ADVERTISING FOR TRUST NOTICE TRUST NOTICE

The Trustee named below gives notice of the death of Henrietta M. Kosic of Westmoreland County, Pennsylvania on June 4, 2021. The said Decedent was the Trustor of the **KOSIC LIVING TRUST, DATED SEPTEMBER 25, 1999**. The Successor Trustee, Diana L. Kosic, requests all persons having claims against the Decedent to make known the same to her attorney in writing and all persons indebted to the Decedent to make payment to her without delay: Diana L. Kosic, c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 661 Andersen Drive, Ste 220, Pittsburgh, PA 15220.

27 Aug; 3/10 Sep

BETTY G. HARROLD TRUST
 DATED DECEMBER 18, 2001
BETTY G. HARROLD, DECEASED
TRUSTEE NOTICE

Betty G. Harrold, late of Greensburg, Westmoreland County, Pennsylvania, deceased, having created the **BETTY G. HARROLD TRUST** appointing Olive Ann Stewart as Successor Trustee, notice is hereby given to all persons indebted to said trust to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Olive Ann Stewart
 1264 Swede Hill Road
 Greensburg, PA 15601
 PATSY A. IEZZI, JR., ESQUIRE
 ATTORNEY AT LAW
 140 SOUTH MAIN STREET,
 SUITE 201
 GREENSBURG, PA 15601
 724.832.7171

27 Aug; 3/10 Sep

TRUSTEE NOTICE

Notice is hereby given of the administration of the **DETESTA REVOCABLE TRUST, DATED JANUARY 22, 2008**. Virginia R. DeTesta, Settlor of the Trust, late of Manor, Westmoreland County, Pennsylvania, died on October 18, 2020. All persons indebted to this Trust are requested to make immediate payment, and to those having claims against the same to present them to the Undersigned, duly authenticated for settlement.

Trustee:
 Lawrence E. DeTesta
 118 Bristol Lane
 North Huntingdon, PA 15642
 Attorney for Trustee:
 Peter P. Cherellia, Esq.
 32 West Third Street
 Greensburg, PA 15601

27 Aug; 3/10 Sep

NOTICE

The Trustees named below give notice of the death of James A. Sites, Sr. on January 15, 2021 at New Kensington, Westmoreland County, Pennsylvania.

The said Decedent was the Settlor of the **SITES FAMILY TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 29, 2000.**

The Trustee requests all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Colleen Sites
c/o Tracy L. Zihmer, Esquire
Zihmer Law Firm, LLC
3244 Washington Road, Suite 210
McMurray, PA 15317

or to:

Tracy L. Zihmer, Esquire
Zihmer Law Firm, LLC
3244 Washington Road, Suite 210
McMurray, PA 15317

3/10/17 Sep

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the Trust administration of the **DELORES NOVICK REVOCABLE LIVING TRUST DATED AUGUST 16, 2006.** Delores Novick, Settlor of the Trust, of the City of Lower Burrell, Westmoreland County, Pennsylvania, died on June 24, 2021. Notice is hereby given to all persons indebted to said Trust or Settlor to make immediate payment, and to those having claims against said Trust or Settlor to present them to the undersigned, duly authenticated for settlement to the Successor Trustee or her attorney named below.

Darlene Brown, successor Trustee
2951 Phillips Drive
Lower Burrell, PA 15068

OR TO:

Michael J. Girardi, Esq.
2773 Leechburg Road
Lower Burrell, PA 15068
724-339-1062

3/10/17 Sep

NOTICE OF TRUST

Notice is hereby given of the administration of the **THOMAS J. WEIBLE TRUST DATED FEBRUARY 27, 2009,** THOMAS J. WEIBLE, Settlor of the Trust, late of Hempfield Township, Westmoreland County, died on July 14, 2021. All persons indebted to this Trust are to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Trustee: Jon T. Weible, Trustee
Address: 21 Adrian Drive
Greensburg, PA, 15601

Counsel for Trustee:
Jack L. Bergstein, Esquire
33 Colonial Drive
Monessen, PA, 15062
(724) 518-0623

3/10/17 Sep

**THE JOSEPH M. BERNAT, JR. TRUST
U/D JANUARY 18, 2007**

Notice is hereby given of the administration of the **JOSEPH M. BERNAT, JR. TRUST U/D JANUARY 18, 2007,** pursuant to 20 Pa.C.S. §7755(c). Joseph M. Bernat, Jr., Settlor and Trustee, died on December 12, 2020, late of the Township of Allegheny, Westmoreland County, Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to Diane Bernat, Successor Trustee c/o Geary, Loperfido & Generelli, LLC; 159 Lincoln Avenue, Vandergrift, PA 15690.

Diane Bernat, Successor Trustee
c/ o LARRY D. LOPERFITO,
ESQUIRE
GEARY, LOPERFITO &
GENERELLI, LLC
159 Lincoln Avenue
Vandergrift, PA 15690

10/17/24 Sep

NOTICE OF TRUST ADMINISTRATION

**THE IRREVOCABLE TRUST
OF HELEN PETTIGREW**

Notice is hereby given of the administration of **THE IRREVOCABLE TRUST OF HELEN PETTIGREW**, created by HELEN PETTIGREW, Settlor, late of Hempfield Township, Westmoreland County, and any amendments thereto. All persons having claims against the Trust and/or the decedent are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust and/or decedents are requested to make payment without delay to the trustee or attorney named below.

John E. Pettigrew, Jr., Trustee
c/o Marilyn M. Gaut, Esq.
231 S. Main St., Ste. 402
Greensburg, PA 15601

10/17/24 Sep

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 05, 2021 for **JDMADETHIS** at 10 Renaissance Drive Irwin, PA 15642. The name and address of each individual interested in the business is John Domit at 10 Renaissance Drive Irwin, PA 15642. This was filed in accordance with 54 PaC.S. 311.417

10 Sep

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 26, 2021 for **JILL'S CONCEALED SHACK** at 117 Washington Street Latrobe, PA 15650. The name and address of each individual interested in the business is Jill Ann Wetmore at 117 Washington Street Latrobe, PA 15650. This was filed in accordance with 54 PaC.S. 311.417

10 Sep

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 02, 2021 for **LEETTO CONTRACTING** at 115 Heinnickel Road New Alexandria, PA 15670. The name and address of each individual interested in the business is Josh Corleto at 115 Heinnickel Road New Alexandria, PA 15670. This was filed in accordance with 54 PaC.S. 311.417

10 Sep

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 18, 2021 for **BENJAMIN MANUFACTURING & SUPPLY** at 500 South Fourth Street Jeannette, PA 15644. The name and address of each individual interested in the business is Karnig B. Benjamin at 500 South Fourth Street Jeannette, PA 15644. This was filed in accordance with 54 PaC.S. 311.417

10 Sep

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 05, 2021 for **HUSKY HOME MAINTENANCE** at 616 Woodburn Lane Apt. A Greensburg, PA 15601. The name and address of each individual interested in the business is Kyle Shrecengost at 616 Woodburn Lane Apt. A Greensburg, PA 15601. This was filed in accordance with 54 PaC.S. 311.417

10 Sep

NOTICE

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

Floyd R. Greco and Eleanor Anna Greco being Map Number **17-06-00-0-032**, and being located in **City of Lower Burrell**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **November 4, 2021**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$1,492.76**, plus costs, which sum is due at the time of the sale.

10/24 Sep

NOTICE

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

Michael J. Paterak and Leo H. Paterak being Map Number **24-06-01-0-095**, and being located in **City of New Kensington**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **November 10, 2021**, 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 **\$960.07**, plus costs, which sum is due at the time of the sale.

10/24 Sep

NOTICE

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

Joseph J. Yurigan being Map Number **52-12-10-0-124**, and being located in **Loyalhanna Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **November 10, 2021**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109,

Greensburg, PA 15601, at **10:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$1,873.70**, plus costs, which sum is due at the time of the sale.

10/24 Sep

NOTICE

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

Joseph J. Yurigan being Map Number **52-12-10-0-125**, and being located in **Loyalhanna Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **November 10, 2021**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$1,873.70**, plus costs, which sum is due at the time of the sale.

10/24 Sep

NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 17th day of August, 2021, for the purpose of obtaining a Certificate of Incorporation of a business corporation which was organized under the Business Corporation Law of 1988. The name of the corporation is **EVERGREEN ROOFING, INC.** The purpose or purposes for which it was organized: To engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Business Corporation Law of 1988, under the provisions of which this corporation has been incorporated, and for these purposes to have, possess and enjoy all the rights, benefits and privileges of said Act of Assembly.

John Eric Bumbaugh Jr., Esquire
Bumbaugh & Nicola
10526 Old Trail Road
N. Huntingdon, PA 15642
(724) 864-6840

10 Sep

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 12 day of August, 2021, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **GARDENS OF JOY NURSERY** with its principal place of business at 1131 Old Route 31 Mount Pleasant PA 15666.

The names and addresses of all persons owning or interested in said business are: Kara J Spangler 1131 Old Route 31 Mount Pleasant PA 15666; George L Biggs III 1131 Old Route 31 Mount Pleasant PA 15666.

10 Sep

NOTICE OF VOLUNTARY DISSOLUTION Business Corporation

NOTICE is hereby given by **ASSURED TOOL & GAUGE, INC.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

James N. Fitzsimmons, Jr.
55 East Church Street, Suite 102
Uniontown, PA 15401
724.550.4189

10 Sep

NOTICE OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on August 12, 2021 for the purpose of obtaining a Certificate of Incorporation. The name of the Corporation is **DANIELS CONCRETE, INC.** The Corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Richard E. Myers
Attorney at Law
607 E. Pittsburgh Street
Greensburg, Pennsylvania 15601

10 Sep

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 September 21, 2021
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. WILLIAM E. KEPPLER, a/d WILLIAM EARL KEPPLER, a/d WILLIAM KEPPLER—First Commonwealth Bank-Trust Exr—James R. Antoniono
2. JANE D. SURNIAK, a/d JANE DOLORES SURNIAK—Diane Pohodich Michael A. Koza Exrs—David S. DeRose
3. MARY P. KUNCO, a/d MARY PATRICIA KUNCO—Margaret A. Gillespie Admrx. C.T.A—Scott A. Fatur
4. P.J. SANDERS, a/d PEARLJEAN SANDERS PEARLJEAN C. SANDERS—Jenifer L. Renshaw Exrx —Scott A. Fatur
5. ANNA MARIE LEIPOLD, a/d ANNA M. LEIPOLD, a/d AMY LEIPOLD—Scott M. Hines Kelly A. Schueltz Admrs—Richard F. Flickinger
6. ROBERT LEE PHILIPP, JR. a/d ROBERT L. PHILIPP, JR.—Robert R. Philipp Admr—John K. Greiner
7. SANDRA L. BLAINE, a/d SANDRA L. NEWCOMER—Donna Jo Osterwise Lori Lynn Ramsey Exrxs—Daniel J. Hewitt
8. CHARLES STEVEN MAUGHAN, a/d CHARLES MAUGHAN—Autum L. Wentworth Exrx—Michael A. Johnson
9. STANLEY W. SAWINSKI JR.—Mark A. Sawinski Admr C.T.A.—Bradley A. King
10. VITO N. PALATELLA, a/d VITO PALATELLA—Anna Marie Palatella Exrx—Larry D. Loperfito

11. LILLIAN G. SCIULLO, a/d L. GAIL SCIULLO, a/d LILLIAN GAIL SCIULLO, a/d LILLIAN G. ROBB—Dale E. Burns Exr—Larry D. Loperfito
12. PATRICIA A. SHADLE PATRICIA SHADLE—Barry L. Shadle Exr—Larry D. Loperfito
13. FRANCES A. ZINCHINI, a/d FRANCES ZINCHINI—Barry L. Shadle Admr C.T.A—Larry D. Loperfito
14. WENDY K JOHNSTON, a/d WENDY JOHNSTON ANTOLIK, a/d WENDY J. ANTOLIK—Heather Schultz Admrx—David K. Lucas
15. BONNYE J. NOONAN, a/d BONNYE JORENE NOONAN—Gary Gene Noonan Exr—David K. Lucas
16. KATHLEEN BAIRD—David Moroz Exr—David K. Lucas
17. ROBERT E. TOWARD, a/d BOB E. TOWARD—Sheri L. Aston Exrx—David K. Lucas
18. GERALD EDWARD RUSIN, a/d GERALD E. RUSIN—Theodore E. Rusin Admr—Del P. Nolfi III
19. CAROL L. KUBALINSKI,, a/d CAROL LOUISE KUBALINSKI—Ruth O. Blackson Admrx—Nicole L. Phatak
20. HELEN C. PODGORSKI, a/d HELEN PODGORSKI—Susan M. Ford John S. Podgorski Exrs—Thomas W. Smith
21. ANNA MAE FILKOSKY—Karen M. Mashoney Exrx—Todd T. Turin
22. FAYE N. DELBENE—Sandra L. Delbene Exrx—Todd T. Turin
23. ANTONIO M. TESTA, a/d ANTHONY M. TESTA, a/d ANTHONY M. TESTA SR., a/d ANTONIO M. TESTA SR.—Anthony M. Testa Jr. Exr—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 Rita Donovan Hathaway, Presiding Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on September 21, 2021 at 9:00 A.M. Prevailing Time in Courtroom 7.

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

Lawyer Referral Service
PO Box 565
Greensburg, PA 15601
Telephone: (724) 834-8490
<http://lrs.westbar.org>

10/17 Sep

SHERIFF SALE

JAMES ALBERT, SHERIFF of Westmoreland County, PA

By virtue of 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:

MONDAY, NOVEMBER 1, 2021

at 9:00 A.M. the following described
real estate, to wit:

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PER CENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE NOVEMBER 11, 2021, (*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.

1.

Property of: Casey M. Kacik

Execution No.: 638 OF 2017

Judgment Amt.: \$162,868.45 plus interest from 03/16/2021 to date of Sale at a per diem rate of \$16.66

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067

All the right, title, interest and claim of: Casey M. Kacik of in and to:

City of Greensburg; 302 Lawnview Way, Greensburg, PA 15601; Residential; INSTRUMENT # 200809010043260

TAX MAP# 10-01-03-0-022

2.

Property of: Lois Lutton, Robert G. Smetak, known Heir of Earl P. Smetak, deceased, Alvin R. Smetak, known Heir of Earl P. Smetak, deceased, Nancy Ciafre, known Heir of Earl P. Smetak, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Earl P. Smetak, deceased.

Execution No.: 19CJ04602

Judgment Amt.: \$50,670.63
Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

ALL the right, title, interest and claim of: Lois Lutton; Robert G. Smetak, known Heir of Earl P. Smetak, deceased; Alvin R. Smetak, known Heir of Earl P. Smetak, deceased; Nancy Ciafre, known Heir of Earl P. Smetak, deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Earl P. Smetak, deceased. of in and to:

City of Latrobe; 26 Hillview Avenue, assessed as 4691 State Route 982, Latrobe, PA 15650; n/a; n/a; Residential Dwelling; DBV 1972 PG# 1059 (or) INSTRUMENT #: 196711100824988
TAX MAP# 15-04-03-0-240

3.

Property of: Ruth A. Buschel
Execution No.: 5822-2019
Judgment Amt.: \$47,316.78
Attorney: Patrick J. Wesner, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539

ALL the right, title, interest and claim of: Ruth A. Buschel of in and to:
Township of East Huntingdon; 231 Wardentown Road, f/k/a 131 Wardentown Road, Alverton, PA 15612; Lot 5 & House; 0.000; Residential; DBV 3029 PG# 404
TAX MAP# 47-10-03-0-001 AND 47- 10-03-0-002

4.

Property of: Ronald P. Martin
Execution No.: 20CJ00328
Judgment Amt.: \$98,082.17
Attorney: Kimberly J. Hong, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Ronald P. Martin of in and to:
City of Lower Burrell; 457 Toledo Drive, Lower Burrell, aka New Kensington, PA 15068; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201901090000724
TAX MAP# 17-05-02-0-257

5.

Property of: ARTHUR D. MCGOWAN AND PAULA JEAN MINARD
Execution No.: 20-CI-00736
Judgment Amt.: \$16,622.86
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller

ALL the right, title, interest and claim of: ARTHUR D. MCGOWAN AND PAULA JEAN MINARD, of in and to:
CITY OF NEW KENSINGTON; 30 X 120 LOT; 1140 CONSTITUTION BOULEVARD, NEW KENSINGTON, PENNSYLVANIA 15068; A residential dwelling house; DBV 3510, PG#132
TAX MAP# 24-03-11-0-358

6.

Property of: Norman E. Gower, II and Elaine M. Gower, his wife
Execution No.: 20CJ01319
Judgment Amt.: \$8,734.12
Attorney: Kimberly J. Hong, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Norman E. Gower, II and Elaine M. Gower, his wife of in and to:
Township of Derry; 117 Fairview Lane, Derry, PA 15627; N/A; 1.70; Single Family Dwelling; DBV 2986 PG # 353
TAX MAP# 45-28-00-0-105

7.

Property of: Joseph Milisits, Jr.
Execution No.: 20 CI 01645
Judgment Amt.: \$55,047.46
Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

ALL the right, title, interest and claim of: Joseph Milisits, Jr. of in and to:
Borough of Vandergrift; 131 Delaware Avenue assessed as 175A Delaware Avenue, Vandergrift, PA 15690; 122; 50 x 108; Residential Dwelling; DBV 3509 PG# 359 (or) INSTRUMENT #: 199707251259702
TAX MAP# 37-02-08-0-141

8.

Property of: Holt-Mansfield Holdings, LLC
Execution No.: 2520 of 2020
Judgment Amt.: \$494,895.64
Attorney: James McNally, Esq., Cohen Seglias Pallas Greenhall & Furman, P.C., 525 William Penn Place, Suite 3005, Pittsburgh, PA 15243, 412.227-5947

ALL the right, title, interest and claim of: HOLT-MANSFIELD HOLDINGS, LLC, of in and to:
TOWNSHIP OF SEWICKLEY; 2271 MARS HILL ROAD, IRWIN, PENNSYLVANIA 15642; COMMERCIAL BUILDING; DEED INSTRUMENT# 201503110006931
TAX MAP# 58-06-00-0-149

9.

Property of: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Dillon L. Prine, deceased; Tiffani A. Cariss solely in her capacity as heir to the Estate of Dillon L. Prine, deceased; and and Julia N. Prine solely in her capacity as heir to the Estate of Dillon L. Prine, deceased

Execution No.: 2804 of 2020

Judgment Amt.: \$109,768.13

Attorney: Edward J. McKee, Stern & Eisenberg, PC, The Shops at Valley Square, 1581 Main Street, Suite 200, Warrington, PA 18976

ALL the right, title, interest and claim of: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Dillon L. Prine, deceased; Tiffani A. Cariss solely in her capacity as heir to the Estate of Dillon L. Prine, deceased; and and Julia N. Prine solely in her capacity as heir to the Estate of Dillon L. Prine, deceased, of in and to:

Municipality of Murrysville; 2135 Carolina Street, Export, PA 15632; 0.00; Residential Dwelling; DEED INSTRUMENT # 200505120023385; MORTGAGE INSTRUMENT # 200702010005074

TAX MAP# 49-16-14-0-170

10.

Property of: Unknown Surviving Heirs of Dianne L. Cribbs, Deceased

Execution No.: 20-CJ-02863

Judgment Amt.: \$159,744.12

Attorney: Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454 Phone (215) 855-9521

ALL the right, title, interest and claim of: Unknown Surviving Heirs of Dianne L. Cribbs, Deceased of in and to:

Borough of New Alexandria; 2272 Route 981, New Alexandria, PA 15670; N/A; 180 X 120; Residential Dwelling; INSTRUMENT #: 200301280007691

TAX MAP# 22-01-15-0-016

11.

Property of: MICHAEL E. HORAK and DEANNA M. HORAK

Execution No.: 4055 of 2020

Judgment Amt.: \$67,671.25

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

ALL the right, title, interest and claim of: MICHAEL E. HORAK and DEANNA M. HORAK of in and to:

Township of East Huntingdon; 408 Ruffsdale-Alverton Road Alverton, PA 15612; NA; A RESIDENTIAL DWELLING; Book 3620 Page 187
TAX MAP# 47-10-07-0-012

12.

Property of: JAMES E. LITTLE AND DEBORAH R. LITTLE

Execution No.: 4276 OF 2020

Judgment Amt.: \$102,001.18

Attorney: JEFFREY A. GOLVASH, ESQUIRE, GOLVASH & EPSTEIN, LLC, 9 DEWALT AVENUE, PITTSBURGH, PA15227, (412) 882-4717

ALL the right, title, interest and claim of: JAMES E. LITTLE AND DEBORAH R. LITTLE, of in and to:

TOWNSHIP OF ROSTRAVER; 456 RANKIN ROAD, BELLE VERNON, PA 15012; A RESIDENTIAL DWELLING; #201002160004857

TAX MAP# 56-08-00-0-024 AND 56-08-00-0-025

13.

Property of: Gretchen Lawrence, Alexis Jackman, Rachel Godlewski, Known Heirs of the Estate of Thomas J. Godlewski, The Unknown Heirs, Executors and/or Administrators of the Estate of Thomas J. Godlewski, and The United States of America

Execution No.: 4305 OF 2020

Judgment Amt.: \$143,462.22

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

ALL the right, title, interest and claim of: Gretchen Lawrence, Alexis Jackman, Rachel Godlewski, Known Heirs of the Estate of Thomas J. Godlewski, The Unknown Heirs, Executors and/or Administrators of the Estate of Thomas J. Godlewski, and The United States of America of in and to:

Hempfield TWP; 801 Casa Vita Drive, Greensburg, PA 15601; N/A; Single-family dwelling; INSTRUMENT #: 201307090027685

TAX MAP# 50-29-03-0-043

14.

Property of: COLLEEN SHANAHAN MAJOR a/k/a COLLEEN A. MAJOR

Execution No.: 4483 OF 2020

Judgment Amt.: \$56,982.69

Attorney: KAMINSKY, THOMAS, WHARTON, LOVETTE & VIGNA, 360 STONYCREEK STREET, JOHNSTOWN, PA 15901, PHONE: 814-535-6756

ALL the right, title, interest and claim of: COLLEEN SHANAHAN MAJOR a/k/a COLLEEN A. MAJOR of in and to:

City of Monessen (formerly Rostraver Township); HOUSE & LOT 195, 100.5 X 242.52 X IR; 201110050036320; PROPERTY BEING ADDRESS AND TAX MAP NO. AS FOLLOWS: 11 Center Drive, Monessen, PA 15062

TAX MAP# 20-01-09-0-049-00-00.

15.

Property of: RENEE MITROVICH

Execution No.: 20CJ04607

Judgment Amt.: \$54,475.63

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

ALL the right, title, interest and claim of: RENEE MITROVICH of in and to:

City of New Kensington; 775 Caldwell Avenue New Kensington, PA 15068; NA; A RESIDENTIAL DWELLING; Book 3281 Page 193

TAX MAP# 24-01-12-0-191

16.

Property of: JOHN E. SACCO AND MARISSA N. SCARVEL SACCO, HUSBAND AND WIFE

Execution No.: 127 OF 2021

Judgment Amt.: \$32,346.93

Attorney: ROBERT P. WENDT, ESQUIRE, PA. ID. NO. 89150, LEOPOLD & ASSOCIATES, PLLC, 275 Curry Hollow Rd., Bld. 1, Suite 280, Pittsburgh, PA 15236, PHONE: 914-219-5787 x490

ALL the right, title, interest and claim of: John E. Sacco and Marissa N. Scarvel Sacco, husband and wife of in and to:

CITY OF MONESSEN; 7 CIRCLE DRIVE, MONESSEN, PA 15062-2407; A RESIDENTIAL DWELLING; DEED: Instrument No. 200303040016944; MORTGAGE: Instrument No. 2000502100006851

TAX MAP# 20-02-16-0-092

17.

Property of: PATRICK D. BUTLER A/K/A PATRICK BUTLER, DECEASED

Execution No.: 311 of 2021

Judgment Amt.: \$163,140.37

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: DENNIS BUTLER, IN HIS CAPACITY AS HEIR OF PATRICK D. BUTLER A/K/A PATRICK BUTLER; LORI BUTLER, IN HER CAPACITY AS HEIR OF PATRICK D. BUTLER A/K/A PATRICK BUTLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICK D. BUTLER A/K/A PATRICK BUTLER of in and to:

BOROUGH OF IRWIN; 511 PENNSYLVANIA AVE IRWIN, PA 15642; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 202003130008022

TAX MAP# 13-01-12-0-243

18.

Property of: DYAN R. DENARO

Execution No.: 312 OF 2021

Judgment Amt.: \$52,996.26

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

ALL the right, title, interest and claim of: DYAN R. DENARO, of in and to:

CITY OF ARNOLD; FIRST: 42.21 x 120, SECOND: 60 x 0120; FIRST: 1731 LEISHMAN AVE, ARNOLD, PA 15068, SECOND: 1733 LEISHMAN AVENUE, ARNOLD, PA 15068; FIRST: A residential dwelling house, SECOND: A vacant lot of land; DEED INSTRUMENT #200404070019564

TAX MAP# FIRST: 02-02-07-0-569, SECOND: 02-02-07-0-568

19.

Property of: Zachary Tomajko, Brian Tomajko, Melissa Tomajko and All the Unknown Heirs of Kimberly A. Tomajko

Execution No.: 523 of 2021

Judgment Amt.: \$46,491.25

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: Zachary Tomajko, Brian Tomajko, Melissa Tomajko and All the Unknown Heirs of Kimberly A. Tomajko of in and to:

Township of Hempfield; 348 Middletown Road, New Stanton, PA 15672; Lot No. 12 in the Madison Heights Plan of Lots recorded in Plan Book Volume 61, Page 72; Having erected thereon a dwelling known as 348 Middletown Road, New Stanton, PA 15672; 200708210039917

TAX MAP# 50-30-07-0-006

20.

Property of: LORRAINE F. DINSEL

Execution No.: 21 CJ 00577

Judgment Amt.: \$150,957.05

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: LORRAINE F. DINSEL of in and to:

GREENSBURG; 1039 SUMMIT DR GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; INSTRUMENT # 200103150011048

TAX MAP# 10-04-11-0-213 and 10-04-12-0-038

21.

Property of: Heidi Ann Neiderhiser

Execution No.: 883 of 2021

Judgment Amt.: \$72,213.65

Attorney: Kellie Rahl-Heffner, 33 S. 7th Street, Allentown, PA 18101; 610-871-1337

ALL the right, title, interest and claim of: Heidi Ann Neiderhiser of in and to:

Acme, Donegal Township; 130 Crestview Drive; 0.00; Lot with Mobile Home - Residential Dwelling; DEED INSTRUMENT #Ins. 201810310034752

TAX MAP# 46-10-12-0-011

22.

Property of: George A. Hixson

Execution No.: 21CJ00913

Judgment Amt.: \$125,376.99

Attorney: Kimberly J. Hong, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: George A. Hixson of in and to:

Borough of Derry; 201 Park Street, Derry, PA 15627; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201701240002576

TAX MAP# 06-01-10-0-378

23.

Property of: Timothy M. Coleman and Kerrie F. Coleman

Execution No.: 21 CI 01531

Judgment Amt.: \$109,039.01

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

ALL the right, title, interest and claim of: Timothy M. Coleman and Kerrie F. Coleman of in and to:

City of New Kensington; 193 Glenview Drive, New Kensington, PA 15068; 15; 0.00; Residential Dwelling; DBV 506 PG# 663 (or) INSTRUMENT #: 200511170060663

TAX MAP# 24-04-01-0-081

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

10/17/24 Sep

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