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DECEDENTS' ESTATE NOTICES

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

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

FIRST PUBLICATION

WILLIAM F ARMOR, a/d, BILL ARMOR, a/d, WILLIAM FRANCIS ARMOR, late of City of Lower Burrell, Westmoreland County, PA

Exrs.: Thomas M Armor
3870 Baxter Drive
Upper Burrell PA 15068
Ryan W Armor
119 Shangri La Drive
Monroeville PA 15146

DOLORES M AUSEC, a/d, DOLORES MAE AUSEC, late of Hempfield Township, Westmoreland County, PA

Exr.: Don Alan Ausec
270 Rocky Mountain Road
New Stanton PA 15672
Atty.: Maureen Kroll

RICHARD H BATTERMAN, a/d, RICHARD HENRY BATTERMAN III, late of Washington Township, Westmoreland County, PA

Exrcs.: Susan E Batterman
2131 S. Columbine Street
Denver CO 80210
Linda J Batterman
3315 Manzana Street
Santa Ynez CA 93460
Atty.: Adam J. Long
Long & Long

MARGARET A BREWER, a/d, MARGARET ANN BREWER, a/d, MARGARET ANN HOPPER, a/d, MARGARET A HOPPER, late of Allegheny Township, Westmoreland County, PA

Admr. c.t.a.: Tiffany A Brewer
610 Joyce Street
Apollo PA 15613
Atty.: Robert B. Liotta
Liotta Law Offices PLLC

GARY BRUTOUT, late of North Huntingdon Township, Westmoreland County, PA

Admr.: Krista Brutout
59 Broadway Ave
North Irwin PA 15642
Atty.: Amber R Leechalk

WILLIAM CONFORTI, a/d, WILLIAM J CONFORTI, late of Unity Township, Westmoreland County, PA

Exrx.: Jody Conforti
236 Lakewood Road
Greensburg PA 15601

RICKEY A EMERY, a/d, RICKEY EMERY, a/d, RICKEY ALAN EMERY, late of Derry Township, Westmoreland County, PA

Exrx.: Judy J Emery
809 28th Street
Blairsville PA 15717
Atty.: Marshall D Chriswill
655 Church Street, Suite 306
Indiana PA 15701

DOREEN GALIE, a/d, DOREEN JOAN GALIE, late of City of Lower Burrell, Westmoreland County, PA

Exr.: Mark L. Galie
2519 Giant Oaks Drive
Pittsburgh PA 15248
Atty.: William T Woncheck
1625 Union Avenue, Suite 5
Natrona Heights PA 15065

BETTY L GILES, a/d, BETTY LOU GILES, late of Hempfield Township, Westmoreland County, PA

Exr.: Steven B Urbani
4906 Drake Street
Midland MI 48640
Atty.: Michael Davey
Full Circle Law
716 E. Willow Grove Avenue
Wyndmoor PA 19038

PAULINE A JOZEFECZYK, a/d, POLLY A JOZEFECZYK, late of Municipality of Murrysburg, Westmoreland County, PA

Exrs.: David Heider
6676 Melridge Drive
Concord Township OH 44077
Anita Marie Heider
6676 Melridge Drive
Concord Township OH 44077
Deborah J Schantz
5956 Johnson Avenue
Export PA 15632
Atty.: Molly M Greenan

THOMAS E JOZEFECZYK, a/d, THOMAS JOZEFECZYK, late of North Belle Vernon Borough, Westmoreland County, PA

Exr.: David M Jozefczyk
421 Fayette Street
Belle Vernon PA 15012
Atty.: Mark E. Ramsier

ALLEN K KERN, a/d, ALLEN KARL KERN, late of City of Jeannette, Westmoreland County, PA

Exrx.: Rose Bortz
463 Koontz Rd
New Alexandria PA 15670
Atty.: Tyler J Jones

LEO E KWIECINSKI, a/d, LEO EDWARD KWIECINSKI, late of North Huntingdon Township, Westmoreland County, PA

Exrx.: Mary B Williams
13694 Loretta Court
North Huntingdon PA 15642
Atty.: Linda C Plum
1711 Lincoln Way
White Oak PA 15131

HELEN F LAWSON, late of City of Jeannette, Westmoreland County, PA

Exr.: Douglas W Lawson
350 Lejeune Drive
Greensburg PA 15601

HAZEL L LEASURE, late of Sewickley Township, Westmoreland County, PA

Exrx.: Kimberly Tietze
165 Keck Ln
Ruffs Dale PA 15679
Atty.: Corey J Sacca
Bononi & Company P.C.

ARDIS MORTON, a/d, ARDIS LAROSE MORTON, late of Unity Township, Westmoreland County, PA
 Exrx.: Jerilyn D Morton
 305 Fairview Drive
 Irwin PA 15642
 Atty.: Michael A. Johnson

RAYMOND N ONTKO, a/d, RAYMOND ONTKO, late of Penn Township, Westmoreland County, PA
 Admr.: Julie Ontko
 1421 Plymouth Dr
 Irwin PA 15642
 Atty.: Vanda Raszewski

HOWARD W. PETTENGILL, JR., late of Brevard County, FL
 Ancillary Exr.: Howard W. Pettengill, III
 217 Raintree Drive
 Matthews NC 28104
 Atty.: Kevin J. O'Hare
 Yukevich, Marchetti, Fischer & Zangrilli, P.C.
 200 First Avenue, Suite 200
 Pittsburgh PA 15222

GLORIA D SCHMIDT, a/d, GLORIA SCHMIDT, late of City of New Kensington, Westmoreland County, PA
 Exr.: Russell L Schmidt Jr
 433 Rainbow Drive
 New Kensington PA 15068
 Atty.: Samuel R Coury

DAVID R SOMERVILLE, a/d, DAVID SOMERVILLE, late of City of Latrobe, Westmoreland County, PA
 Exr.: David S Somerville
 519 Alexander Street
 Greensburg PA 15601
 Atty.: Elizabeth A Becker
 Moore Becker Smarto & Acosta, P.C.

ROBERT R STEINER JR, late of Unity Township, Westmoreland County, PA
 Exrx.: Erin L Broekhuysen
 11605 Deer Forest Road
 Reston VA 20194
 Atty.: Christina M Dubosky

JOHN E SWARTZ SR, a/d, JOHN SWARTZ, a/d, JOHN EDWARD SWARTZ, late of Mount Pleasant Township, Westmoreland County, PA
 Admr.: Joann L Brown
 4160 State Route 981
 Mount Pleasant PA 15666
 Atty.: Kim R. Houser
 Mears, Smith, Houser & Boyle, P.C.

FRANCES TOMASKOVIC, a/d, FRANCES DZYAK, a/d, FRANCES SITAR, a/d, FRANCES A TOMASKOVIC, late of City of Monessen, Westmoreland County, PA
 Exrx.: Sally T Schultz
 232 English Oaks Lane
 McDonough GA 30253

JANICE J UNCAPHER, late of Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Sharon L Vetter
 878 Sandy Run Road
 Yardley PA 19067
 Atty.: Molly M Creenan

DEBORAH L VEITCH, late of City of Greensburg, Westmoreland County, PA
 Admr.: Judith A Weimer
 62 Glenview Avenue
 Greensburg PA 15601
 Atty.: Corey J Sacca
 Bononi & Company

DOROTHY A WHITEHEAD, a/d, DOROTHY ANNE MAE WHITEHEAD, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Donna McLean
 755 Galaxy Dr
 West Newton PA 15089
 Atty.: Jessica L. Rafferty
 Rafferty Legal

NICHOLAS J ZELNO, a/d, NICHOLAS JOSEPH ZELNO, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Sherry Lynn Zelno
 1216 East End Avenue
 Pittsburgh PA 15218
 Atty.: Tyler J Jones

SECOND PUBLICATION

NANCY MAE ARMOND, a/d, NANCY ARMOND, a/d, NANCY M ARMOND, late of St Clair Township, Westmoreland County, PA
 Admr.: Vickie Leydig
 196 19th Street
 New Florence PA 15944
 Atty.: Del P Nolfi III
 Ligonier Law

LILLIAN J ARNOLD, late of Washington Township, Westmoreland County, PA
 Exrx.: Pamela Arnold Campbell
 243 Scout Run Road
 Ford City PA 16226
 Atty.: Charles F. Fox III
 Uncapher Uncapher & Fox

LARAE E BASILONE, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Paul D Miller
 991 Main Street
 Irwin PA 15642
 Atty.: James M Duffy
 Myers Duffy Dansak & Clegg

ALLYN J BERTOLINA, a/d, ALLYN J BERTOLINA SR, late of Penn Township, Westmoreland County, PA
 Exrs.: Allyn J Bertolina Jr
 189 Sunrise Lane
 Polk PA 16342
 Anna V Bertolina
 3041 Riverside Drive
 Claridge PA 15623
 Atty.: Nicole M Pardus
 Long & Long LLC

MARC S BOBAN, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Carrie B Sinclair
 3333 Windgate Drive
 Murrysville PA 15668
 Stacy L Wojciechowski
 2878 Arthur Street
 Export PA 15632
 Atty.: Daniel N Carr

DANNY MARIO BOZELLI, a/d, DANNY M BOZELLI, late of Derry Borough, Westmoreland County, PA
 Admr.: Marion E Hair
 329 W. Owens Avenue
 Derry PA 15627
 Atty.: Kevin P. Leonard
 Leonard & Leonard

PATRICIA A CANE, a/d, PATTY CANE, late of Vandergrift Borough, Westmoreland County, PA
 Admr.: Rachel Dunn
 2404 Whited Street
 Pittsburgh PA 15226
 Atty.: David C Moran
 3000 Stonewood Drive, Suite 315
 Wexford PA 15090

JOYCE CURRY, a/d, JOYCE C CURRY, late of Derry Township, Westmoreland County, PA
 Admr.: Janice K Leist
 4438 S. 174th Street
 Omaha NE 68135
 Atty.: George V. Welty
 Welty & Welty LLP

CAROLYN R DEEMER, a/d, CAROLYN RUTH DEEMER, late of Washington Township, Westmoreland County, PA
 Exrx.: Amy P Gestner
 4625 State Route 66
 Apollo PA 15613
 Atty.: James R Antoniono

MICHAEL J EWANITS, a/d, MICHAEL JOSEPH EWANITS, late of Unity Township, Westmoreland County, PA
 Exrx.: Tara J. Ewanits
 1187 Donohoe Road
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

BETTY L. HALEY, a/d, BETTY M. HALEY, late of Penn Township, Westmoreland County, PA
 Exrx.: Donna Haley Grier
 1122 Stonebridge Drive
 Durham NC 27712
 Atty.: Ryan Dansak
 Myers Duffy Dansak & Clegg, LLC

CHARLES RICHARD HAWK, late of City of Lower Burrell, Westmoreland County, PA
 Admr.: Chari L Burtner
 324 Arizona Drive
 Lower Burrell PA 15068
 Atty.: Allan C Lundberg
 3058 Leechburg Road
 Lower Burrell PA 15068

CARL HENRY SR., a/d, CARL LEROY HENRY SR., a/d, CARL L. HENRY SR., late of Penn Township, Westmoreland County, PA
 Exrx.: Bonnie Loughner
 220 Witherup Rd
 Kennerdell PA 16374

WILLIAM J KUKURIN, a/d, WILLIAM JOHN KUKURIN, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Nancy J Kukurin
 255 Shrader Hollow Road
 New Stanton PA 15672
 Atty.: Eric E. Bononi
 Bononi & Company PC

MARY KAY LONG, late of Hempfield Township, Westmoreland County, PA
 Admr.: Mary Beth Molnar
 121 Hernley Lane
 Scottdale PA 15683
 Atty.: James S. Lederach

DORIS JEANNE LOVE, a/d, DORIS LOVE, a/d, DORIS RATH, a/d, DORIS J LOVE, late of Mount Pleasant Township, Westmoreland County, PA
 Exrs.: Carrie A Rangeen
 404 Shirley Lane
 Oakdale PA 15071
 Richard W Love
 1342 Church Street
 Indiana PA 15701

NASHALLA VASHTI MCCABE, a/d, NASH MCCABE, a/d, NASHALLA V E MCCABE, late of Derry Borough, Westmoreland County, PA
 Admr.: Roberta Colleen Jones
 4030 Norbatrol Court
 Murrysville PA 15668
 Atty.: Edward J Kress
 1200 Frick Building, 437 Grant Street
 Pittsburgh PA 15219

ROY A MCWILLIAMS, late of Unity Township, Westmoreland County, PA
 Exrx.: Charlene McWilliams
 288 Sechler Road
 Somerset PA 15501
 Atty.: Mark L. Sorice
 Sorice Law LLC

JANET F NAUGHTON, a/d, JANET FRANCES NAUGHTON, late of Penn Township, Westmoreland County, PA
 Exrx.: Leisa J Maghery
 100 Meridian Drive
 Irwin PA 15642
 Atty.: John Eric Bumbaugh
 Bumbaugh George Prather DeDiana

HELEN M RANERI, a/d, HELEN MARIE RANERI, a/d, HELEN RANERI, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Mary Kay Neurohr
 332 Cedar Street
 Jeannette PA 15644
 Atty.: John E Bumbaugh Jr
 Bumbaugh George Prather DeDiana

LOIS C RILEY, a/d, LOIS RILEY, late of Hyde Park Borough, Westmoreland County, PA
 Exrx.: Kathleen A Johnson
 PO Box 83
 East Vandergrift PA 15629
 Atty.: Corey J. Riddell

NANCY L SHETLER, a/d, NANCY LEE SHETLER, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Diane D Deitzel
 130 Fairway Estates Drive
 Hollidaysburg PA 16648
 Atty.: Todd A Fuller
 Brenlove & Fuller LLC
 401 Washington Avenue
 Bridgeville PA 15017

KAY H. SHRUMP, a/d, KAY DAWN SHRUMP, a/d, KAY SHRUMP, late of North Irwin Borough, Westmoreland County, PA
 Exrx.: James P. Shrump
 120 Sweeney Circle
 Rostraver Twp PA 15012

MIRIAM E SPEZIALE, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Leonard A Speziale III
 3993 Remaley Road
 Murrysville PA 15668
 Atty.: Matthew J Scanlon
 304 Ross Street, Suite 200, 2nd Floor
 Pittsburgh PA 15219

L RONALD VALETTI, a/d, LOUIS R VALETTI, a/d, LOUIS RONALD VALETTI, late of Unity Township, Westmoreland County, PA
 Exrx.: Joanne H Valetti
 507 Firearms Lane
 Greensburg PA 15601
 Atty.: Kenneth B. Burkley

THIRD PUBLICATION

SHARI ANNE BARTOK, a/d, SHARI A BARTOK, late of Laurel Mountain Borough, Westmoreland County, PA
 Admr.: Jayce B Bartok
 242 Adelphi Street, Apt 3
 Brooklyn Ny 11205
 Atty.: Jeffrey L. Berkey
 124 North Center Ave
 Somerset PA 15501

DENNIS M BARTON, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Todd M Barton
 163 Brush Creek Road
 Irwin PA 15642
 Atty.: Tyler J Jones

SANDRA L BARTON, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Todd M Barton
 163 Brush Creek Road
 Irwin PA 15642
 Atty.: Tyler J Jones

MARGARET BEATTIE, late of Ligonier Township, Westmoreland County, PA
 Exrx.: Gregory Beattie
 506 Summit Ave
 Ligonier PA 15658
 Brian Beattie
 101 Hawthorne Rd
 Pittsburgh PA 15238
 Atty.: George V. Welty
 Welty & Welty LLP

ANITA M BIGO, a/d, ANITA BIGO, a/d, ANITA BIGO-D'EMILIO, late of Unity Township, Westmoreland County, PA
 Exrcs.: Debra A Bigo
 PO Box 571
 Youngstown PA 15696
 Donna M Ciccone
 220 Second Street, PO Box 123
 Hostetter PA 15638
 Atty.: David S. DeRose
 Quatrini Law Group PC

MARY M BREWER, a/d, MARY LOU BREWER, late of Derry Township, Westmoreland County, PA
 Exrx.: W. James Brewer
 5410 Campau Dr
 Midland MI 48640
 Atty.: David C Pohland

THERESA D. CADER, late of Hyde Park Borough, Westmoreland County, PA
 Exrx.: Teresa M. Cader
 535 Murphy Street
 Hyde Park PA 15641
 Atty.: Leslie J. Uncapher
 Uncapher Uncapher and Fox

KARA CAMPBELL, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Dustin Barrowcliff
 2022 Heavens Lane
 Export PA 15632
 Atty.: Mark D. Bolkovac
 207 South Maple Avenue
 Greensburg PA 15601-3216

JOANNE S CASTEEL, a/d, JOANNE MAUDE CASTEEL, a/d, JOANNE M CASTEEL, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Jonathan D Casteel
 323 Smartnick Road
 Greensburg PA 15601
 Atty.: David S. DeRose
 Quatrini Law Group PC

MARY H. CAVALLO, a/d, MARY HELEN MAKAR CAVALLO, a/d, MARY HELEN CAVALLO, late of Unity Township, Westmoreland County, PA
 Exrx.: Suzanne Dronzek
 291 Bennetts Road
 Greensburg PA 15601
 Atty.: Jessica L. Rafferty
 Rafferty Legal

LUCINDA CHIEA, a/d, LUCINDA P CHIEA, a/d, LUCINDA B CHIEA, late of North Huntingdon Township, Westmoreland County, PA
 Exrcs.: Francesca L Howden
 315 Bear Creek Road
 Sarver PA 16055
 Marcela DiPiazza
 1247 Latrobe-Crabtree Road
 Latrobe PA 15650
 Atty.: Jon M Lewis

PATRICIA L CLARK, a/d, PATRICIA LEE CLARK, late of Derry Borough, Westmoreland County, PA
 Exrx.: Lola Jane Hull
 2623 Raymond Avenue
 Latrobe, PA 15650
 Atty.: Jessica L. Rafferty
 Rafferty Legal

KARL R. GOBLINGER, late of City of Latrobe, Westmoreland County, PA
 Exrx.: Donna Mae Goblinger
 2025 Raymond Ave
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

VALJEEN M HILL, a/d, VAL HILL, a/d, VALJEEN HILL, late of City of Arnold, Westmoreland County, PA
 Exrx.: Valerie J Demeio
 628 Campbell Ave
 New Kensington PA 15068
 Atty.: Samuel R Coury

STELLA B HORN, a/d, STELLA BERTHA HORN, late of Derry Township, Westmoreland County, PA
 Exrx.: Kathleen Horn-Dalton
 394 Horn Rd
 Blairsville PA 15717
 Atty.: Sandra E. Davis
 DeBernardo Antoniono McCabe Davis

JEFFREY F. KOVAC, late of Loyalhanna Township, Westmoreland County, PA
 Exrx.: Tammy L. McGrath-Kovac
 134 Loyalhanna Ave
 Loyalhanna PA 15661
 Atty.: Daniel C. Hudock

MICHAEL ANTHONY LETTRICH, a/d, MICHAEL LETTRICH, late of City of New Kensington, Westmoreland County, PA
 Admr.: Joseph R Lettrich
 250 Fennin Road
 New Kensington PA 15068
 Deborah Ann Lettrich
 250 Fennin Road
 New Kensington PA 15068
 Atty.: Charles J Jacques III
 2125 Freeport Road
 Natrona Heights PA 15065

DOLORES EDNA LUNN, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Michele Irene Momper
 613 Wendel Road
 Irwin PA 15642
 Atty.: Tyler J Jones

FLORENCE E MORRIS, a/d, FLORENCE MORRIS, late of West Newton Borough, Westmoreland County, PA
 Exrx.: Albert C Morris
 PO Box 449
 Smithton PA 15479

JANE L MYERS, a/d, JANE MYERS, a/d, JANE LOUISE MYERS, late of New Stanton Borough, Westmoreland County, PA
 Exrx.: Colleen K Peck
 6 Highfield St
 Greensburg PA 15601
 Atty.: James N. Falcon

ROBERT J. PETERSON, a/d, ROBERT PETERSON, late of Derry Township, Westmoreland County, PA
 Exrx.: Darlene L. Blansett
 3383 North Hills Road
 Murrysville PA 15668
 Atty.: Gregory C. Moore
 Moore Becker Smarto & Acosta P.C.

NANCY E. SANNER, late of Penn Township, Westmoreland County, PA

Exrx.: Kristina M. Sanner
114 Old Gate Road
Trafford PA 15085
Atty.: Tyler J Jones

JUDY L SCHMUCKER, a/d, JUDY GAYLE SCHMUCKER, late of City of Latrobe, Westmoreland County, PA

Exr.: Rodney P Schmucker
116 Post House Trail
Pooler GA 31322
Atty.: Eric E. Bononi
Bononi & Company PC

BILLIE BERT SOTKOWSKI, late of Mount Pleasant Township, Westmoreland County, PA

Exrcs.: Greta Pavick
145 Lilac Ln
Norvelt PA 15674
Sherry Gettemy
176 Marguerite Rd
Latrobe PA 15650
Atty.: Eric E. Bononi
Bononi & Company PC

BETTY J STAMM, late of Derry Township, Westmoreland County, PA

Exrx.: Stacyann S Golden
1120 Dogwood Drive
Connellsville PA 15425
Atty.: David C Pohland

EDWIN J TRUXAL, a/d, EDWIN JAMES TRUXAL, late of Hempfield Township, Westmoreland County, PA

Exrx.: Darlene T Delaini
819 Hearthstone Circle
Greensburg PA 15601
Atty.: J. Douglas Farrell
Farrell Law LLC

CARL L WEBBERKING, a/d, CARL LEE WEBBERKING, late of Hempfield Township, Westmoreland County, PA

Exr.: Ronald R Webberking
431 Daily Drive
North Huntingdon PA 15642
Atty.: Tyler J Jones

LEGAL NOTICES

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 1689 of 2025

In re: Petition of JESSICA RENÉE TRIPP
for change of name to JESSICA RENÉE
BRENTZEL-TRIPP

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 12 day of August, 2025, at 10:30 A.M., as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Michael J. Stewart, Esquire
Christina M. Dubosky, Esquire
Stewart Law, LLC
229 South Maple Avenue
Greensburg, PA 15601
724-836-0321 ext. 18

18 Jul

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 3466 of 2025

In re: Petition of Timothy Lee Simmons for
change of name to Timothy Lee Chetister

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 25 day of September, 2025, at 10:30 A.M., as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Timothy Simmons
P.O. Box 33
Forbes Road PA 15633
724-640-1465

18 Jul

NOTICE OF PUBLIC AUCTION OF REAL PROPERTY IN: ALLEGHENY COUNTY, BEAVER COUNTY, CLEARFIELD COUNTY, JEFFERSON COUNTY, MCKEAN COUNTY AND WESTMORELAND COUNTY, PENNSYLVANIA

MICHAEL F. FLANAGAN, in his capacity as the Court-appointed receiver in Case No. 3:24-cv-52 pending in the United States District Court for the Western District of Pennsylvania (the "Receiver"), hereby posts, pursuant to 28 U.S.C. § 2002, this notice of his intention to sell to the highest qualified bidder the following real and personal property located at the following six (6) locations:

1. IN ALLEGHENY COUNTY: the currently closed facility formerly known as "Jefferson Hills Healthcare and Rehabilitation Center" located at 448 Old Clairton Road, Jefferson Hills, PA 15025, being Parcel No. 767-A-50-0-1 of the City of Clairton, County of Allegheny. This property is being sold for future development without any assurance as to development potential.
2. IN BEAVER COUNTY: the 67-bed licensed nursing facility known as "Beaver Healthcare and Rehabilitation Center" located in the City of Aliquippa at 616 Golf Course Road, Aliquippa, PA 15001, being Parcel No. 65-006-7313.001 of the City of Aliquippa, County of Beaver.
3. IN CLEARFIELD COUNTY: the 131-bed licensed nursing facility and the related continuing care retirement community known as "Ridgeview Healthcare and Rehabilitation Center" located in the City of Curwensville at 30 4th Street, Curwensville, PA 16833, being Parcel No. H09-691-00014 in the City of Curwensville, County of Clearfield.
4. IN JEFFERSON COUNTY: the 75-bed licensed nursing facility and related

continuing care retirement community known as "Mulberry Healthcare and Rehabilitation Center" located in the City of Punxsutawney at 411-1/2 West Mahoning Street, Punxsutawney, PA 15767, being Parcel Nos. 24-002-0411, 24-002-0428, 24-002-0427, 24-002-0408A, 24-002-0425A, 24-002-0426, 24-002-0408B, 24-002-0422 and 24-002-0425 in the Borough of Punxsutawney, County of Jefferson.

5. IN MCKEAN COUNTY: the 34-bed licensed nursing facility and related 28-bed licensed personal care home known respectively as "Lakeview Healthcare and Rehab" and "Lakeview Senior Care" located in the City of Smethport at: 15 West Willow Street, Smethport, PA 16749, being Parcel Nos. 15-005-607 and 15-005-605.01 of the City of Smethport, County of McKean.
6. IN WESTMORELAND COUNTY: the 35-bed licensed nursing facility known as "Scottdale Healthcare & Rehabilitation Center" located in the City of Scottdale at 900 Porter Avenue, Scottdale, PA 15683, being Parcel No. 47-13-12-0-015, 47-13-12-0-014 and 47-13-12-0-013 of the City of Scottdale, County of Westmoreland.

The Receiver is prepared to enter into a stalking horse contract with affiliates of 980 Investments and Heart Healthcare Management LLC. That contract provides for a refund of the deposit and specifies the starting minimum bid that will be required. The stalking horse contract includes a Purchase Price of \$37,418,377.48 subject to a \$9,224.22 per diem adjustment (positive or negative) to the extent that the Closing does not occur on September 3, 2025, plus all closing costs to be paid by the Buyer, with the Buyer depositing with its Title Company the cash sum of \$1,000,000.00 (One Million Dollars) to be applied at closing as a cash payment against the Purchase Price with the remainder paid by assumption of the remaining balance of the existing mortgage lien against properties subject to underwriting clearance by the current mortgage holder.

Any competing offers for the entire package must be made pursuant to the terms and conditions set forth in the Sales Procedures approved by the Court, must offer a purchase price of at least \$37,669,000.00, and should be received in good form no later than six (6) business days prior to the date scheduled for public auction.

The properties will be sold at public auction, unless there are no other Qualifying Bids, such auction to be held on Wednesday, September 3, 2025 at 9:00 AM (Eastern Time then prevailing) in person at the Law Office of Cozen O'Connor, One Oxford Centre, 301 Grant Street (41st Floor), Pittsburgh, PA 15219, although the Receiver may determine in his discretion to provide a ZOOM link for additional participants with the link to be provided in advance by the Receiver to all Qualified Bidders. Sales will be for cash or cash

equivalents. The Sales Procedures require bidders to post a deposit in cash or certified funds of One Million Dollars (\$1,000,000.00). Sales will be "AS IS" with no representations or warranties of any type, other than those contained in the Asset Purchase Agreement negotiated with Stalking Horse and will close upon receipt of required regulatory approvals.

The Receiver reserves the right to postpone or adjourn the auction, to accept any bid or to reject any and all bids that he does not believe to be in the best interests of the receivership estate, or to withdraw the properties at any time prior to the announcement of the completion of the auction. The Receiver's acceptance of any bid is expressly conditioned on the successful bidder executing a purchase and sale agreement in form and content satisfactory to the Receiver, in consultation with Plaintiff (the current mortgage holder) and complying with the Sales Procedures.

For additional information, including legal descriptions of the properties, a copy of the Sales Procedures, or to make a competing offer for the properties, please contact (email):

- Louis J. Capozzi, Jr., Esq. and Daniel K. Natirboff, Esq., Capozzi Adler, P.C., 2933 North Front Street, Harrisburg, PA 17110-1250, EMAIL: dann@capozziadler.com - *counsel to the Receiver*
- Michael F. Flanagan, Receiver, 7611 State Line Road (Suite 303), Kansas City, MO 64114, EMAIL: MikeFlanagan@mffllc.com - Receiver
- Eugene A. Giotto, Esquire, Cozen O'Connor, P.C., One Oxford Centre (41st floor), 301 Grant Street, Pittsburgh, PA 15219) (Email: egiotto@cozen.com), counsel for Plaintiff

11/18/25 Jul; 1 Aug

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY JONATHON A. WIAN, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

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

ACCOUNTS PRESENTED FOR CONFIRMATION

AUDIT TO BE HEARD July 22, 2025
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. ANTHONY SEDUNOV—Elizabeth Henry Admr—Jon M. Lewis
2. BERNADINE B. FISHER, a/d BERNADINE BASH FISHER—Linda R. Bennett Exrx—David K. Lucas
3. MAUREEN H. COOPER, a/d MAUREEN HELEN COOPER—James C. Cooper Peter G. Cooper Exrs—David K. Lucas
4. ENRICO DILUCENTE—Doreen Angotti Admr—Nicole M. Pardus
5. RUTH Y. METCALF—Tracy Lynn Mackovick Admr d.b.n—Nicole M. Pardus
6. KELLEY RAE MARSH—Casey C. Marsh Admr—Todd T. Turin
7. RUTH G. UHRIN—Gary W. Uhrin Christine M. Terrill Exrs—Todd T. Turin

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Chris Scherer, Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on July 22, 2025 at 9:00 A.M. Prevailing Time in Courtroom 9.

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

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

11/18 Jul

SHERIFF SALES

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

TUESDAY, SEPTEMBER 2, 2025

at 9:00 A.M. the following described

Real Estate, to wit:

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE SEPTEMBER 12, 2025 (*WHICH IS 10 DAYS FROM SALE DATE*) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

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

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON SEPTEMBER 2, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Ellen Sweet aka Ellen Park as Known Heir of David L. Park, Deceased, Michelle Sweet as Known Heir of David L. Park, Deceased, Garrett Sweet as Known Heir of David L. Park, Deceased and Michael Park as Known Heir of David L. Park, Deceased

Execution No.: 2272 OF 2022

Judgment Amt.: \$426,446.86

Attorney: Kiera McFadden-Roan, Esquire Pincus Law Group, PLLC, Five Greentree Centre 525 Route 73 North, Suite 309, Marlton, NJ 08053

ALL the right, title, interest and claim of: Ellen Sweet aka Ellen Park as Known Heir of David L. Park, Deceased, Michelle Sweet as Known Heir of David L. Park, Deceased, Garrett Sweet as Known Heir of David L. Park, Deceased and Michael Park as Known Heir of David L. Park, Deceased of in and to:

Township of Penn; 160 McDermott Road, Trafford, PA 15085; Residential Dwelling; Book and Page Number: 3722/202 and Instrument Number 199912071429435.

TAX MAP# 55-02-07-0-050

2.

Property of: Charles N. Miller, Administrator of the Estate of Jeffrey A. Miller, Deceased

Execution No.: 22CJ02404

Judgment Amt.: \$42,071.63

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: Charles N. Miller, Administrator of the Estate of Jeffrey A. Miller, Deceased of in and to:

North Belle Vernon Boro; 103 Arch Street, Belle Vernon, PA 15012; 1; Residential Dwelling; DEED INSTRUMENT # 199809041338576; MORTGAGE INSTRUMENT # 200305300051527

TAX MAP# 26-01-08-0-014

3.

Property of: Joseph Johnston

Execution No.: 3926 OF 2022

Judgment Amt.: \$205,681.95

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: Joseph Johnston of in and to:

City of Monessen; 1515 Marion Avenue, Monessen, PA 15062; 0; Residential Dwelling; DEED INSTRUMENT # 202301130000953; MORTGAGE INSTRUMENT # 201912030037370

TAX MAP# 20-02-11-0-138

4.

Property of: THOMAS C. RESPET JR. and ALLISON L. RESPET

Execution No.: 22CJ03928

Judgment Amt.: \$120,448.23

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

ALL the right, title, interest and claim of: THOMAS C. RESPET JR. and ALLISON L. RESPET of in and to: TOWNSHIP OF DONEGAL; 213 Roaring Run Rd Champion, PA 15622; HSE GAR & MTL BLDG; A RESIDENTIAL DWELLING; INSTRUMENT# 200905260019758

TAX MAP# 46-21-00-0-093

5.

Property of: SHAWN L. COCHRAN

Execution No.: 23CJ01458

Judgment Amt.: \$133,048.49

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

ALL the right, title, interest and claim of: SHAWN L. COCHRAN of in and to:

LOWER BURRELL CITY; 237 Sunset Drive Lower Burrell, PA 15068; HOUSE & LOT 30 BLK 8; A RESIDENTIAL DWELLING; INSTRUMENT #2019201906060016159

TAX MAP# 17-03-15-0-096

6.

Property of: Eva C. Kucic, single

Execution No.: 23CJ02049

Judgment Amt.: \$25,191.42

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

ALL the right, title, interest and claim of: Eva C. Kucic, single of in and to:

Township of Penn; 309 Murrys Road, Trafford, PA 15085; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200705020020480

TAX MAP# 55-02-11-0-093

7.

Property of: Stephanie Weber a/k/a Stephanie L. Weber

Execution No.: 23CJ03724

Judgment Amt.: \$117,582.65

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

ALL the right, title, interest and claim of: Stephanie Weber a/k/a Stephanie L. Weber of in and to:

Borough of Youngwood; 20 South 2nd Street, Youngwood, PA 15697; 315; Residential Dwelling; INSTRUMENT #: 202103010007851

TAX MAP# 41-01-16-0-178

8.
Property of: ANITA DEXTRADEUR and SCOTT S. DEXTRADEUR
Execution No.: 23CJ03976
Judgment Amt.: \$47,651.21
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: ANITA DEXTRADEUR and SCOTT S. DEXTRADEUR of in and to:
Borough of Mount Pleasant; 17 West Vine Street Mount Pleasant, PA 15666; HSE LOT 11; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #200409280058085
TAX MAP# 21-01-15-0-083
-
9.
Property of: Gerald A. Higgins and Mary Ellen Higgins
Execution No.: 23CJ04424
Judgment Amt.: \$72,173.78
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: Gerald A. Higgins and Mary Ellen Higgins of in and to:
City of Greensburg; 75 South Hamilton Avenue, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201903010005646
TAX MAP# 10-04-02-0-178
-
10.
Property of: From House to Home
Execution No.: 23CJ04885
Judgment Amt.: \$45,687.98
Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611
ALL the right, title, interest and claim of: From House to Home of in and to:
City of Monessen; 1936 Grand Boulevard; Monessen, PA 15062; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202202220006732
TAX MAP# 20-02-16-0-136, 20-02-16-0-221
-
11.
Property of: Rhea Senko
Execution No.: X4964 of 2023
Judgment Amt.: \$130,077.85
Attorney: ROGER FAY, ESQUIRE 856-724-1888
ALL the right, title, interest and claim of: Rhea Senko, deceased mortgagor and owner of in and to:
Township of Allegheny; 59 Dewey Alt, Leechburg, PA 15606; A Residential Dwelling; Deed Instrument # 202203160009789; Instrument # 202203160009790
TAX MAP# 42-10-09-0-044
-
12.
Property of: Thomas Connors and Evelyn Connors
Execution No.: 24CJ00091
Judgment Amt.: \$138,444.47
Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: THOMAS CONNORS AND EVELYN CONNORS of in and to:
TOWNSHIP OF EAST HUNTINGTON; 669 HOMESTEAD AVE, SCOTTDAL, PA 15683; A RESIDENTIAL DWELLING; 201609130029352
TAX MAP# 47-13-09-0-005; 47-13-09-0-006
-
13.
Property of: THOMAS L DAVIS SR., DECEASED
Execution No.: 24CJ00207
Judgment Amt.: \$84,943.63
Attorney: Robert Flacco, Esquire, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: THOMAS L. DAVIS JR., KNOWN HEIR OF THOMAS L. DAVIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. DAVIS, SR., DECEASED of in and to:
NEW KENSINGTON CITY; 907 WALNUT STREET, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200601230003251
TAX MAP# 24-03-12-0-208
-
15.
Property of: Gavin J. Gross and Heather Gross
Execution No.: 1993 OF 2024
Judgment Amt.: \$185,066.30
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
ALL the right, title, interest and claim of: Gavin J. Gross and Heather Gross of in and to:
City of Jeannette; 1014 Jefferson Avenue, Jeannette, Pennsylvania 15644; Residential Dwelling; Instrument Number: 202107060027498
TAX MAP# 14-04-05-0-071
-
16.
Property of: ROBERTA SCRATCHARD, DECEASED
Execution No.: 24CJ02108
Judgment Amt.: \$72,593.40
Attorney: Robert Flacco, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: DEB DENISE SCRATCHARD AS ADMINSTRATRIX OF THE ESTATE OF ROBERTA SCRATCHARD, DECEASED of in and to:
NEW KENSINGTON CITY; 2511 7TH STREET ROAD, NEW KENSINGTON, PA 15068; 12,100.00; DEED INSTRUMENT # 202009250031352
TAX MAP# 24-04-10-0-085
-
17.
Property of: ANDREA M. JOHNSON
Execution No.: 24CJ02139
Judgment Amt.: \$149,965.07
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: ANDREA M. JOHNSON of in and to:
Borough of Trafford; 518 Inwood Road Trafford, PA 15085 518 Inwood Road Trafford, PA 15085; HOUSE & LOT 38; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #202107090028205
TAX MAP# 36-03-04-0-153
-
18.
Property of: LAURA R. EICHER
Execution No.: 2799 OF 2024
Judgment Amt.: \$35,617.37
Attorney: ROGER FAY, ESQUIRE 856-724-1888
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 Laura R. Eicher, deceased mortgagor and owner of in and to:
City of New Kensington; 249 Freeport Road, New Kensington, PA 15068; Deed Instrument # 200109040047962; Instrument # 200401200003542
TAX MAP# 24-03-16-0-060
-
19.
Property of: Nicholas H Bates
Execution No.: 24CJ02931
Judgment Amt.: \$81,347.37
Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: NICHOLAS H BATES of in and to:
CITY OF NEW KENSINGTON; 111 LANCY ST, NEW KENSINGTON, PA 15068; part of Lot 13; A RESIDENTIAL DWELLING; 202012070042257
TAX MAP# 24-06-06-0-003
-
20.
Property of: Brenden M. Calabrace
Execution No.: 24CJ03162
Judgment Amt.: \$182,519.09
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
ALL the right, title, interest and claim of: Brenden M. Calabrace of in and to:
City of Latrobe; 1818 Ligonier Street, Latrobe, PA 15650; 77; Residential Dwelling; INSTRUMENT #: 202107260030487
TAX MAP# 15-03-15-0-118
-
21.
Property of: CLAYTON H. HANNING A/KA/ CLAYTON HANNING
Execution No.: 24CJ03212
Judgment Amt.: \$93,061.39
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Danielle R. Dreier, Esquire, PA ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: CLAYTON H. HANNING AKA/ CLAYTON HANNING of in and to:

BOROUGH OF DERRY; 305 CRUSHER WAY AKA 316 7TH AVE DERRY, PA 15627; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200402240010242

TAX MAP# 06-02-02-0-061

22.

Property of: Christopher Matthew Wilder

Execution No.: 24CJ03221

Judgment Amt.: \$171,913.26

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

ALL the right, title, interest and claim of: CHRISTOPHER MATTHEW WILDER of in and to:

BOROUGH OF MADISON; 515 MILL RD, MADISON, PA 15663; Lot 2; A RESIDENTIAL DWELLING; 201908130023847

TAX MAP# 18-01-07-0-090

24.

Property of: ALETA M. LANGFORD

Execution No.: 24CJ03772

Judgment Amt.: \$124,252.18

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

ALL the right, title, interest and claim of: ALETA M. LANGFORD of in and to:

TOWNSHIP OF HEMPFIELD; 25 Tami Drive Greensburg, PA 15601; LOT 107 HSE; A RESIDENTIAL DWELLING; INSTRUMENT #201701100001059

TAX MAP# 50-20-08-0-063

25.

Property of: Darlene Beran Fulmer, Known Surviving Heir of Marlene M. Beran, Diane Beran Franzino, Known Surviving Heir of Marlene M. Beran, and Unknown Surviving Heirs of Marlene M. Beran

Execution No.: 3777 OF 2024

Judgment Amt.: \$129,084.40

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

ALL the right, title, interest and claim of: Darlene Beran Fulmer, Known Surviving Heir of Marlene M. Beran, Diane Beran Franzino, Known Surviving Heir of Marlene M. Beran, and Unknown Surviving Heirs of Marlene M. Beran of in and to:

Borough of Scottsdale; 14 Stoner Street, Scottsdale, Pennsylvania 15683; Residential Dwelling; Instrument Number: 201509100031178

TAX MAP# 30-02-02-0-318

26.

Property of: Cecil B. Kimbrough, an unmarried man, and Jacqueline Detsch, an unmarried woman

Execution No.: 24CJ03889

Judgment Amt.: \$164,167.88

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

ALL the right, title, interest and claim of: CECIL B. KIMBROUGH, AN UNMARRIED MAN, AND JACQUELINE DETSCH, AN UNMARRIED WOMAN of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 12810 STATE RT 993, ARDARA, PA 15615; Lots 13-16; A RESIDENTIAL DWELLING; 202204290015737

TAX MAP# 54-04-05-0-007

27.

Property of: Donna C. Cogley

Execution No.: 24CJ04266

Judgment Amt.: \$67,085.59

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: Donna C. Cogley of in and to:

Oklahoma, Borough; 121 Thorn St, Apollo, PA 15613; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201609160029924

TAX MAP# 28-03-01-0-025

28.

Property of: LINDSEY M. JONES and JASON JONES

Execution No.: 4612 OF 2024

Judgment Amt.: \$193,657.38

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: LINDSEY M. JONES and JASON JONES of in and to:

Township of Hempfield; 331 Kemerer Drive, Greensburg, PA 15601; 0.509; Residential Dwelling; DEED INSTRUMENT # 202112150051979; MORTGAGE INSTRUMENT # 202112150051980

TAX MAP# 50-09-14-0-047

29.

Property of: Sarah N. Stevenson

Execution No.: 24CJ04759

Judgment Amt.: \$148,794.07

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: Sarah N. Stevenson of in and to:

Lower Burrell; 445 Toledo Dr, Lower Burrell, PA 15068-3358; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 202210130035713

TAX MAP# 17-05-02-0-254

30.

Property of: ANGELA ANN REGAL

Execution No.: 24CJ04766

Judgment Amt.: \$430,418.82

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

ALL the right, title, interest and claim of: ANGELA ANN REGAL of in and to:

TOWNSHIP OF ROSTRAVER; 405 Gardenia Drive Rostraver Township, PA 15012; LOT 200 & HSE; A RESIDENTIAL DWELLING; INSTRUMENT #202205040016148

TAX MAP# 56-09-10-0-233

31.

Property of: GARY W. SHUEY

Execution No.: 24CJ05488

Judgment Amt.: \$145,183.69

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

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

TOWNSHIP OF HEMPFIELD; 16 LANDIS AVENUE, JEANETTE, PA 15644; A RESIDENTIAL DWELLING; DEED INSTRUMENT # Deed Book 3455, Page 546

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

32.

Property of: Jeremy Hickle and Patti A. Hickle, his wife

Execution No.: 24CJ05527

Judgment Amt.: \$130,852.88

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

ALL the right, title, interest and claim of: Jeremy Hickle and Patti A. Hickle, his wife of in and to:

Township of Mount Pleasant; 259 High Street, Mount Pleasant, PA 15666; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202302270004537

TAX MAP# 53-15-11-0-029

33.

Property of: Shaun Joseph Roberts, Donna L. Deluca, and Tracy Nicole Roberts

Execution No.: 18 of 2025

Judgment Amt.: \$180,403.71

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

ALL the right, title, interest and claim of: Shaun Joseph Roberts, Donna L. Deluca, and Tracy Nicole Roberts of in and to:

Borough of North Belle Vernon; 913 Hill St., Belle Vernon, PA 15012; N/A; two story frame dwelling; Instrument No. 202305030010719

TAX MAP# 26-02-05-0-216

34.

Property of: Brandon K. Humberger and Tiffany M. Humberger, husband and wife

Execution No.: 25CJ00200

Judgment Amt.: \$225,607.50

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

ALL the right, title, interest and claim of: Brandon K. Humberger and Tiffany M. Humberger, husband and wife of in and to:

Township of Salem; 113 Oak Hill Road, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201804030009872

TAX MAP# 57-13-03-0-038, 57-13-03-0-036, 57-13-03-0-027, 57-13-03-0-026

35.

Property of: BRYAN J. CONN

Execution No.: 25CJ00483

Judgment Amt.: \$59,026.52

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

ALL the right, title, interest and claim of: BRYAN J. CONN, of in and to:

BOROUGH OF IRWIN; 65 X 120 X IRR (LOTS 69-70); 725 PINE STREET, IRWIN, PA 15642; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT 2009-11190046060

TAX MAP# 13-01-12-0-338

36.

Property of: Michael D. Martin

Execution No.: 611 of 2025

Judgment Amt.: \$17,221.57

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

ALL the right, title, interest and claim of: Michael D. Martin of in and to:

Township of Loyalhanna; 419 Plum Street, Slickville, PA 15684; Having erected thereon a double modular home known as 419 Plum Street, Slickville, PA 15684; INSTRUMENT NO. 200602140007088

TAX MAP# 52-03-11-0-049

37.

Property of: Dustin R. Vinsek

Execution No.: 25CJ00624

Judgment Amt.: \$95,283.90

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

ALL the right, title, interest and claim of: Dustin R. Vinsek of in and to:

Township of Mount Pleasant; 125 Jims Lane, Mount Pleasant, PA 15666; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202001100000999

TAX MAP# 53-05-08-0-026, 53-05-08-0-030

38.

Property of: Christine Mancini

Execution No.: 25-CI-00755

Judgment Amt.: \$164,510.30

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

ALL the right, title, interest and claim of: Christine Mancini of in and to:

Hempfield Township; 631 Wellington Drive, Greensburg, PA 15601; 0.429; Residential Dwelling; DEED INSTRUMENT #201911010033773

TAX MAP# 50-29-10-0-126

39.

Property of: Daniel A. Horner and Janinee D. Williams

Execution No.: 768 of 2025

Judgment Amt.: \$196,446.73

Attorney: Kevin J. Petak, Esquire/Spence, Custer, Saylor, Wolfe & Rose, 1067 Menoher Boulevard, Johnstown, PA 15905, (814)536.0735

ALL the right, title, interest and claim of: Daniel A. Horner and Janinee D. Williams of in and to:

Unity Township; 109 Horseshoe Drive, Latrobe, PA 15650; Lot 31; residential dwelling; DEED INSTRUMENT # 201804260012582

TAX MAP# 61-14-06-0-152

40.

Property of: DEREK LEE SMITH

Execution No.: 25CJ00819

Judgment Amt.: \$213,024.94

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

ALL the right, title, interest and claim of: DEREK LEE SMITH of in and to:

Township of Washington; 529 Sportsman Drive Apollo, PA 15613; HOUSE GAR & LOT 14; A RESIDENTIAL DWELLING; INSTRUMENT #202211070038257

TAX MAP# 63-05-15-0-031

41.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Eugene V. Salvino a/k/a Eugene Vincent Salvino, Deceased

Execution No.: 843 of 2025

Judgment Amt.: \$67,660.54

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

ALL the right, title, interest and claim of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Eugene V. Salvino a/k/a Eugene Vincent Salvino, Deceased of in and to:

City of Monessen; 646 Knox Avenue, Monessen, PA 15062; 4,500 square feet; Residential property. DBV 2486 PG# 36 (or) INSTRUMENT #: 3597

TAX MAP# 20-02-06-0-214

42.

Property of: Barbara M. Schell

Execution No.: 25CJ00972

Judgment Amt.: \$78,715.19

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

ALL the right, title, interest and claim of: BARBARA M. SCHELL of in and to:

TOWNSHIP OF HEMPFIELD; 28 LINMORE DRIVE, IRWIN, PA 15642, A/K/A 828 LINMORE DRIVE, IRWIN, PA 15642; Lot 29; A RESIDENTIAL DWELLING; 200210160066696

TAX MAP# 50-12-10-0-004

43.

Property of: Ian S. Black

Execution No.: 1528 of 2025

Judgment Amt.: \$75,666.71

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

ALL the right, title, interest and claim of: Ian S. Black of in and to:

City of New Kensington; 132 Woodstone Lane, New Kensington, PA 15068; ROSEMONT MANOR NO. 1; N/A; Condominium; INSTRUMENT #: 202401110001061

TAX MAP# 24-02-13-0-101

JAMES ALBERT, SHERIFF
WESTMORELAND COUNTY
SHERIFF'S OFFICE
GREENSBURG, PA 15601
JUNE 6, 2025

11/18/25 Jul

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