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- DUI
- Social Security Issues
- Mortgage Foreclosures
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- Real Estate
- Business and Corporate Law

While our service does not provide legal advice, we do match you with an attorney located within Westmoreland County who is qualified to handle your specific case.

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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

LUIGI ANGELO, late of East Huntingdon Township, Westmoreland County, PA
Exr.: Brian Hagen
347 Highview Rd
Wexford PA 15090

ELEANOR BAUM, a/d, ELEANOR E BAUM, late of North Huntingdon Township, Westmoreland County, PA
Exr.: Michael A Lucotch
461 Braddock Drive
Irwin PA 15642
Atty.: Robert J. Specht
Morocco Morocco & Specht PC

MARY JANE BAYKO, late of North Huntingdon Township, Westmoreland County, PA
Exrs.: Ralph Bayko
31389 Melloy Ct
Lewes DE 19958
Robert Stevens
PO Box 990
Greensburg PA 15601
Atty.: Maureen Kroll

EDWARD J BOULDIN JR, a/d, EDWARD JOHN BOULDIN JR, a/d, EDWARD BOULDIN JR, late of Irwin Borough, Westmoreland County, PA
Admr.: Barbara Wees
18 Buzzardtown Road
Irwin PA 15642
Atty.: John E Bumbaugh Jr
Bumbaugh George Prather DeDiana

HAROLD C BURD, a/d, HAROLD CLYDE BURD, late of Mount Pleasant Township, Westmoreland County, PA
Exr.: John David Burd
521 Newmyer Ave
Connellsville PA 15425

PHYLLIS A CALETRI, a/d, PHYLLIS ANN CALETRI, late of Mount Pleasant Township, Westmoreland County, PA
Exrs.: Marilyn Sue Bulebush
847 Rock Pool Rd
Acme PA 15610
Atty.: David S. DeRose
Quatrini Law Group PC

FRANK L CHRISTOFANO, late of Penn Township, Westmoreland County, PA
Exrs.: Kimberly J Zitkovich
1041 Christofano Lane
Jeannette PA 15644
Atty.: Tyler J Jones

JOHN R CIAROLLA, a/d, JOHN ROBERT CIAROLLA, late of Hempfield Township, Westmoreland County, PA
Exr.: Sharon P Heinnickel
2176 State Route 119 N
Greensburg PA 15601
Atty.: Jessica L. Rafferty
Rafferty Legal

GERTRUDE I GARLAND, late of Fairfield Township, Westmoreland County, PA
Exr.: Polly Petro
1014 5th Street
Bolivar PA 15923
Atty.: Joseph F Nicotero
Mears Smith Houser Boyle PC
127 N. Main Street
Greensburg PA 15601

KATHERINE L GOODISH, late of New Florence Borough, Westmoreland County, PA
Exr.: JPMorgan Chase Bank, N.A.
10 S. Dearborn Street, 10th Floor
Chicago IL 60603
Atty.: Nathan C Miller
Lovett Bookman Harmon Marks LLP
1001 Liberty Ave, Ste 1150
Pittsburgh PA 15222

MARY JANE GRAYSON, a/d, MARY GRAYSON, a/d, MARY J GRAYSON, late of Hempfield Township, Westmoreland County, PA
Exr.: Sara J Grayson
1364 Business Route 66
Greensburg PA 15601
Atty.: Samuel R Coury

THOMAS MATTHEW HALL, a/d, THOMAS HALL, late of Loyalhanna Township, Westmoreland County, PA
Admr.: Mary Louise Trunzo
317 Stewart Street
Saltsburg PA 15681
Atty.: Daniel J. Hewitt

SHIRLEY I HAMLEY, late of Rostraver Township, Westmoreland County, PA
Admr.: Michael A Hamley
338 Harrison Avenue
Greensburg PA 15601
Atty.: Robert P. Domenick
826 Lowry Avenue
Jeannette PA 15644

NATHANIEL TYLER HOCKENBERRY, a/d, NATHANIEL T HOCKENBERRY, late of Ligonier Township, Westmoreland County, PA
Admr.: Daniel J Hockenberry
123 Valley View Drive
Ligonier PA 15658
Atty.: Douglas J. Welty
Welty & Welty LLP

SANDRA JO HOFFMAN, late of City of Monessen, Westmoreland County, PA
Exr.: Donald K Nowakowski
305 Whiteplains Pl
Gilbert SC 29054
Atty.: David B Bassi
Bassi, Vreeland & Associates, PC
111 Fallowfield Ave, Ste 144
Charleroi PA 15022

GERALDINE M HOLLOWAY, a/d, GERRI HOLLOWAY, late of Allegheny Township, Westmoreland County, PA
Exr.: John L Holloway
224 River Forest Drive
Freeport PA 16229-1523
Atty.: Philip V. McCalister

SUSAN C HOPKINS, a/d, SUSAN CHING HOPKINS, late of Municipality of Murrysburg, Westmoreland County, PA
Exr.: David W Kissel
3515 Chapel Hill Court
Export PA 15632
Atty.: Molly M Creenan

CONNIE RAE HOUGH, late of City of Latrobe, Westmoreland County, PA

Admr.: Keith Hough
206 Gertrude Street
Latrobe PA 15650
Atty.: Donald C Rega
Latrobe Law Associates, LLC
206 Weldon Street
Latrobe PA 15650

MICHAEL ADAM JONES, a/d, MICHAEL A JONES, late of North Huntingdon Township, Westmoreland County, PA

Admr.: Susan Bauman
316 Shuttle Drive
West Newton PA 15089
Atty.: Kimberly J. Gallagher

WILLIAM M JONES, a/d, WILLIAM MICHAEL JONES, late of Municipality of Murrysville, Westmoreland County, PA

Exrx.: Carol Ann Myer
5160 Mamont Road
Murrysville PA 15668
Atty.: Thomas B Earhart
4312 Old Wm Penn Hwy
Murrysville PA 15668

JOHN D KING, a/d, JOHN DAVID KING, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Jamie M King
206 Mennonite Camp Road
Mount Pleasant PA 15666
Atty.: James S. Lederach

KIMBERLY M KLEIN, a/d, KIMBERLY MARIE KLEIN, late of City of Latrobe, Westmoreland County, PA

Admr. c.t.a.: John S Klein
11 Peters Road
Greensburg PA 15601
Atty.: David S. DeRose
Quatrini Law Group PC

CHARLENE M KOTT, late of Mount Pleasant Borough, Westmoreland County, PA

Exr.: Thomas J Kott
131 Wyndfield Drive
Mount Pleasant PA 15666

VIVIAN D KRAPP, late of City of New Kensington, Westmoreland County, PA

Admr.: John Conrad
9689 Mohawk Road
Girard PA 16417

ROBERT E KUDRAY, late of Salem Township, Westmoreland County, PA

Exrx.: Martha L Kudray
106 Sandra Dr
Delmont PA 15626

MARJORIE M LANDFRIED, late of Municipality of Murrysville, Westmoreland County, PA

Exrx.: Karen B Hewitt
PO Box 4
Pleasant Unity PA 15676
Atty.: Daniel J. Hewitt

JOHN LASTIK, late of City of Greensburg, Westmoreland County, PA

Admr. c.t.a.: Marcy Lastik
207 Johnson Ln
Connellsville PA 15425
Atty.: Kim R. Houser
Mears, Smith, Houser & Boyle, P.C.

GREGORY WAYNE LESSMAN, late of East Huntingdon Township, Westmoreland County, PA

Admr.: Gregory W Lessman II
647 Buckeye Tram Rd
Mount Pleasant PA 15666

HELEN M LIBENGOOD, a/d, HELEN MARIE LIBENGOOD, late of Derry Township, Westmoreland County, PA

Exrx.: Barbara Henry
4104 Manor Oaks Court
Export PA 15632
Atty.: Jessica L. Rafferty
Rafferty Legal

RICHARD L MATES, late of East Huntingdon Township, Westmoreland County, PA

Admr. c.t.a.: Heidi L Cooper
117 Orchard Avenue, Apt A
Scottsdale PA 15683
Atty.: James S. Lederach

PATRICIA A MCCABE, a/d, PATRICIA ANN MCCABE, late of Southwest Greensburg Borough, Westmoreland County, PA

Exrx.: Donna Lynn Thornton
175 Seanor Road
Irwin PA 15642
Atty.: Ryan Dansak
Myers Duffy Dansak & Clegg, LLC

CATHERINE C PASTOR, a/d, CATHERINE CECILA PASTOR, late of Salem Township, Westmoreland County, PA

Exrs.: George J Pastor
45 Timber Trail Drive
Greensburg PA 15601
Mary Georgette McNaughton
PO Box 177
New Alexandria PA 15670
Atty.: Diane E. Murphy

DEBORAH L ROSE, a/d, DEBBIE ROSE, a/d, DEBORAH LYNN ROSE, late of Rostraver Township, Westmoreland County, PA

Admr. c.t.a.: Mary J Rose
500 Crest Ave, Apt 201
Charleroi PA 15022

JANICE C SMARTO, a/d, JANICE SMARTO, a/d, JANICE COLOSIMO SMARTO, late of City of Jeannette, Westmoreland County, PA

Admr.: John P Smarto
300 Sarah Ct
Jeannette PA 15644
Atty.: Lawrence F Becker III
121 West Second Street
Greensburg PA 15601

DOROTHY J STONECHECK, late of Municipality of Murrysville, Westmoreland County, PA

Admr.: & Atty.: Lois M Vitti
663 Fifth Street
Oakmont PA 15139

LUDWIG JOHN TRGINA II, a/d, JOHN TRGINA, a/d, L JOHN TRGINA, late of City of Arnold, Westmoreland County, PA

Admr.: Tara J Trgina
273 Old Schenley Road
Leechburg PA 15656
Atty.: James Irwin

WILLIAM H WEIR III, a/d, WILLIAM HAROLD WEIR III, late of Municipality of Murrysville, Westmoreland County, PA

Exrx.: Louise Bassett Weir
3893 Windover Road
Murrysville PA 15668
Atty.: Molly M Creenan

SECOND PUBLICATION

MARY D ARDISSON, late of Washington Township, Westmoreland County, PA

Admr.: Natalie Rice
301 Brandy Ln
Leechburg PA 15656
Atty.: Colleen D Bratkovich
6530 Route 22, Suite 310
Delmont PA 15626

RAYMOND W BITAR SR, a/d, RAYMOND WAYNE BITAR SR, late of City of Arnold, Westmoreland County, PA

Exr. & Atty.: Scott A. Bitar
Bitar & Bitar L.L.P.
2300 Freeport Road
New Kensington PA 15068-4669

JAMES E BRADY, a/d, JAMES EDMUND BRADY, late of Unity Township, Westmoreland County, PA

Exrx.: Candice J Brady
1423 S. Randolph Dr
Jefferson Hills PA 15025
Atty.: Daniel C. Hudock

EMMETT N CUNICH, a/d, NICK CUNICH, a/d, EMMETT NICHOLAS CUNICH, late of City of Lower Burrell, Westmoreland County, PA

Exr.: David Caldwell
425 Tillbrook Rd.
Irwin PA 15642
Atty.: Samuel R Coury

MARY FRANCES DEFABO, late of Salem Township, Westmoreland County, PA

Exr.: Jerome DeFabo Sr
118 Rizzo Road
Crabtree PA 15624
Atty.: Jennifer L Rawson
600 Grant Street, 44th Floor
Pittsburgh PA 15219

ROBERT LAWRENCE FLEMING, a/d, ROBERT FLEMING, late of City of Monessen, Westmoreland County, PA

Admr. & Atty.: Charles A.J. Halpin III
100 S. Broad Street, Suite 1830
Philadelphia PA 19110

RALPH D JOHNSTON, a/d, RALPH DANIEL JOHNSTON, late of North Huntingdon Township, Westmoreland County, PA

Exrx.: Janet L Holshue
3130 Dove Drive
Irwin PA 15642
Atty.: Adam J. Long
Long & Long

GILBERT M KUNKLE, late of Donegal Township, Westmoreland County, PA

Admr.: Glee D Kunkle
1313 State Route 711
Stahlstown PA 15687

VICTORIA J. MAURO, a/d, VICTORIA JEAN MAURO, late of East Huntingdon Township, Westmoreland County, PA

Exrx.: Melissa J. Brant
700 Michigan Ave
Jeannette PA 15644
Atty.: Richard M Conte
Pine Center Suite Two, 2090 Harrison Avenue
Jeannette PA 15644

BARBARA A MOLICKI, a/d, BARBARA ANN MOLICKI, late of Municipality of Murrysville, Westmoreland County, PA

Exr.: Eric R Molicki
3991 Murry Highlands Circle
Murrysville PA 15668
Atty.: Vance E Antonacci
McNees Wallace & Nurick LLC
570 Lausch Lane, Sute 200
Lancaster PA 17601

LORETTA JEAN MONGELLUZZO, late of Penn Township,
Westmoreland County, PA
Exr.: Anthony John Mongelluzzo
32 Saxony Drive
Harrison City PA 15636

CARL PATRICK NOONAN JR, a/d, CARL P NOONAN, a/d,
CARL P NOONAN JR, late of Avonmore Borough,
Westmoreland County, PA
Admr.: Micah Wade Noonan
5137 County Road 222
Hillsboro AL 35643-3720
Atty.: Lloyd A Welling
American Wills and Estates
2100 Wharton Street, Ste 302
Pittsburgh PA 15203

HELEN M OPSITNICK, a/d, HELEN MARTHA OPSITNICK,
late of Municipality of Murrys ville, Westmoreland County,
PA
Exr.: Scott E Learn
755 Middletown Rd
New Stanton PA 15672
Atty.: Keith R. Nicola
Law Office of Keith R. Nicola

JAMES D PENROSE, a/d, JAMES DWAYNE PENROSE,
late of Fairfield Township, Westmoreland County, PA
Admr.: Brian J Penrose
24 Plumer Ave
Pittsburgh PA 15202
Atty.: Richard W. Schimizzi

SANDRA J SHAFFER, a/d, SANDRA SHAFFER, late of
Donegal Borough, Westmoreland County, PA
Exr.: Lawrence B Shaffer Jr
769 Appomatox Drive
Marvin NC 28173
Atty.: Gregory C. Moore
Moore Becker Smarto & Acosta P.C.

MELINDA STELLA SILVESTRI, a/d, MELINDA P SILVESTRI,
late of Vandergrift Borough, Westmoreland County, PA
Admr.: Colette Silvestri
1023 Hemlock Lane
Enola PA 17025
Atty.: Gino F. Peluso

WILLIAM J SLEZAK JR, a/d, BILL SLEZAK, late of Derry
Township, Westmoreland County, PA
Admrs.: Ryan M Slezak
1019 Saint Vincent Shaft Street
Latrobe PA 15650
William J Slezak III
29 W Madison Street
Latrobe PA 15650
Atty.: Kevin P. Leonard
Leonard & Leonard

WILLIAM SMITH, a/d, WILLIAM A. SMITH, late of Vandergrift
Borough, Westmoreland County, PA
Exr.: Richard Smith
820 Sunrise Dr
Leechburg PA 15656
Atty.: Charles F. Fox IV
Uncapher Uncapher & Fox

CECELIA H YURACK, a/d, CECELIA YURACK, late of Derry
Borough, Westmoreland County, PA
Exr.: John Yurack
133 Ten School Road
New Alexandria PA 15670
Atty.: Mark L. Sorice
Sorice Law LLC

THIRD PUBLICATION

DOROTHY BACCILE, late of Hempfield Township,
Westmoreland County, PA
Exr.: Linda J Eismont
102 Sunny Drive
Hunker PA 15639
Atty.: Robert P. Domenick
826 Lowry Avenue
Jeannette PA 15644

JULIUS BERTONI, late of Penn Township, Westmoreland
County, PA
Exr.: Daniel M Bertoni
3005 Hyland Road
Irwin PA 15642
Atty.: Ryan Dansak
Myers Duffy Dansak & Clegg, LLC

MARION BREWER, late of North Huntingdon Township,
Westmoreland County, PA
Exrs.: Scott Brewer
6 Meadow Drive
Greensburg PA 15601
David Brewer
306 Manor Harrison City Road
Harrison City PA 15636
Atty.: J. Douglas Farrell
Farrell Law LLC

JEAN L BUSSARD, a/d, JEAN LOUISE BUSSARD, late of
Hempfield Township, Westmoreland County, PA
Exrs.: Tracy L Hutchinson
91 Laurel Drive
Greensburg PA 15601
Jennifer L Derr
3215 Oakland Drive
McKeesport PA 15133
Atty.: Keegan E. Miller-Johnson
Bononi & Company, PC

ROBERT W BUTLER, a/d, ROBERT BUTLER, a/d, ROBERT
WILLIAM BUTLER, late of Allegheny Township,
Westmoreland County, PA
Exr.: George A Adda
117 Claremont Drive
Lower Burrell PA 15068
Atty.: Larry D. Loperfito
Geary, Loperfito & Generelli, LLC

GALE V CAMPBELL, late of Penn Township, Westmoreland
County, PA
Exr.: Richard James Campbell
2455 West Ohio Street, Unit 7E
Chicago IL 60612
Atty.: Tyler J Jones

PEGGY L DROP, a/d, PEGGY LORAIN DROP, late of
Sewickley Township, Westmoreland County, PA
Exr.: Lisa L Croes
877 Center Street
McKeesport PA 15132
Atty.: John E Bumbaugh Jr
Bumbaugh George Prather DeDiana

DOROTHY D GAMBLE, late of City of Latrobe,
Westmoreland County, PA
Exr.: Cindra L Shearman
233 Beaufort Road
New Florence PA 15944
Atty.: D C Nokes Jr
243 Adams Street
Johnstown PA 15901

ROY GEORGE GRAY, a/d, ROY G GRAY, a/d, ROY GRAY,
late of Rostraver Township, Westmoreland County, PA
Exr.: Erika Gray
4505 Oxford Road
Harrisburg PA 17109

ETHEL M GRIMM, a/d, ETHEL MAE GRIMM, late of Unity
Township, Westmoreland County, PA
Exr.: Kelli Macey
228 Macey Rd
Latrobe PA 15650
Atty.: David K. Lucas
David K. Lucas & Associates

JOSEPH HINES, late of City of New Kensington,
Westmoreland County, PA
Admr.: Catherine Ewing
818 E. Hill Drive
New Kensington PA 15068
Atty.: Branden A Fulciniti
20 Stanwix Street, Suite 1100
Pittsburgh PA 15222

LOIS J KAISER, late of Trafford Borough, Westmoreland
County, PA
Exr.: Lisa J Halapin
260 Valley Stream Drive
Delmont PA 15626
Atty.: Gary Kalmeyer
Kalmeyer & Kalmeyer
410 Rodi Road
Pittsburgh PA 15239

SYLVIA S KARAFINSKI, late of East Vandergrift Borough,
Westmoreland County, PA
Admr.: Kurt C Karafinski
154 Ridgeview Circle
Glenshaw PA 15116

MICHELINE G KERACHER, late of Hempfield Township,
Westmoreland County, PA
Exrs.: Francis M Keracher
26 Westminster Avenue
Greensburg PA 15601
Charles S Keracher
1150 Cedar Street
Greensburg PA 15601
Atty.: Keegan E. Miller-Johnson
Bononi & Company, PC

BARBARA A KIGHT, a/d, BARBARA KIGHT, a/d, BARBARA
ANN KIGHT, late of New Stanton Borough, Westmoreland
County, PA
Exr.: Douglas Kight
110 Cortland Drive
New Stanton PA 15672
Atty.: Christina M Dubosky

IDALEE W LEEPER, late of Rostraver Township,
Westmoreland County, PA
Exr.: Gary A Hayden
410 Harmony Church Road
Belle Vernon PA 15012
Atty.: Brian G. Pirilla

WALTER NICHOLAS NAGLICH, late of Hempfield Township,
Westmoreland County, PA
Admr.: Nicholas Naglich
127 Woodmere Drive
New Stanton PA 15672
Atty.: Joseph Massaro, Jr.

BONITA ANN PIPER, late of City of Latrobe, Westmoreland
County, PA
Admr.: Michael F Piper
1028 Main Street
Latrobe PA 15650

CLIFFORD A REIN, late of North Huntingdon Township,
Westmoreland County, PA
Exr.: Richard D Rein
3622 Overlook Trail
Evergreen CO 80439

DEBRA A ROSKOVENSKY, a/d, DEBORAH ROSKOVENSKY,
late of Unity Township, Westmoreland County, PA
Exrx.: Amanda N Herbert
1120 Fowler Road
Westminster MD 21157
Atty.: Bradley Allen King
King Legal Group

HELEN L. SATULINA, late of City of Latrobe, Westmoreland
County, PA
Exrx.: Lynne M. Welshons
5271 Center Dr
Latrobe PA 15650

VIRGINIA R SCHORSCH, late of North Huntingdon
Township, Westmoreland County, PA
Exrx.: Angela M Grecko
406 Stanton Court
Export PA 15632

GLENNA CLARE SHAW, a/d, GLENNA C. SHAW, late of City
of Greensburg, Westmoreland County, PA
Exr.: Danyl D. Shaw
340 Goodwin Ave
Greensburg PA 15601

TIMOTHY J SHEARER, late of Hempfield Township,
Westmoreland County, PA
Exrx.: Ellen M Shearer
120 Sycamore Street
Wendel PA 15691
Atty.: Ryan Dansak
Myers Duffy Dansak & Clegg, LLC

RALPH DOUGLAS TAIT, a/d, RALPH D TAIT, a/d,
R DOUGLAS TAIT, late of Unity Township, Westmoreland
County, PA
Admr.: Emma P Tait
186 Central Avenue
North Versailles PA 15137
Atty.: Kenneth M. Baldonieri
Akman & Associates, LLC

DAVID TAVORMINA, a/d, DAVID A. TAVORMINA, a/d, DAVE
TAVORMINA, late of North Huntingdon Township,
Westmoreland County, PA
Exr.: Mark A. Tavormina
622 8th St
Irwin PA 15642

DAVID V THOMPSON SR, late of City of Greensburg,
Westmoreland County, PA
Admr.: Sara Kaufman
37 Brattleboro Drive
Greensburg PA 15601
David V. Thompson Jr
188 Lee Valley Road
Derry PA 15627
Atty.: Francis R. Murrman

RANDY B TWIGG SR, a/d, RANDY BLAKE TWIGG SR, late
of St Clair Township, Westmoreland County, PA
Admr. c.t.a.: Terri Lynn Twigg
100 Grove Lane
Indiana PA 15701
Atty.: Wayne A Kablack
834 Philadelphia Street
Indiana PA 15701

RUTH J WRIGHT, a/d, RUTH JANE WRIGHT, late of North
Huntingdon Township, Westmoreland County, PA
Exr.: Walter E Wright
1516 Forestview Drive
Pittsburgh PA 15234
Atty.: David S. DeRose
Quatrini Law Group

BRUCE D YERECIC, a/d, BRUCE YERECIC, a/d, BRUCE
DAVID YERECIC, late of North Huntingdon Township,
Westmoreland County, PA
Admr. c.t.a.: Nicole Vanessa Yerecic
585 Virginia Avenue
Midland PA 15059
Atty.: Edward Leymarie Jr
423 Sixth Street
Ellwood City PA 16117

MARSHA J YERECIC, a/d, MARSHA YERECIC, a/d,
MARSHA JEAN YERECIC, late of North Huntingdon
Township, Westmoreland County, PA
Admr. c.t.a.: Nicole Vanessa Yerecic
585 Virginia Avenue
Midland PA 15059
Atty.: Edward Leymarie Jr
423 Sixth Street
Ellwood City PA 16117

LEGAL NOTICES

IN RE: PAMELA K. AUBREY

Case # 23-20334 CMB

Chapter 7

Real Estate Located at 8045/8065
Pennsylvania Avenue, Irwin, North Huntingdon
Township, Westmoreland County, PA

Tax I.D. No. 54-12-03-0-016

An in-person hearing will be held on
October 7, 2025, at 1:30 p.m. before Judge
Carlota M. Böhm. In accordance with Judge
Böhm's procedures, parties may appear for
non-evidentiary matters remotely by utilizing
the Zoom video conference platform.

Parties seeking to appear remotely must
register for the hearing by submitting a
registration form via the link published on
Judge Böhm's website (which can be found at:
<https://www.pawb.uscourts.gov/judge-bohms-video-conference-hearing-information>) by not
later than 4 p.m. on the business day prior to
the scheduled hearing.

All parties participating remotely shall
comply with Judge Böhm's General
Procedures, which can be found at
<https://www.pawb.uscourts.gov/procedures-1>.

Anyone desiring to appear in-person should
appear in Courtroom B, 54th Floor, U.S. Steel
Tower, 600 Grant Street, Pittsburgh, PA 15219.

Objections due by: September 29, 2025

Initial Offer: \$215,000

Hand money required: \$2,500

Higher and better offers will be considered
at the hearing.

(Cash or Certified Funds Only)

Contact: Charles O. Zebley, Jr.

P.O. Box 2124

Uniontown, PA 15401

For more information

www.pawb.uscourts.gov/easi.htm

19 Sep

LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a
Certificate of Organization-Domestic Limited
Liability Company has been filed with the
Department of State in the Commonwealth of
Pennsylvania with respect to a Limited Liability
Company, which is organized under the
provisions of the Limited Liability Company
Law of 1994, as amended. The name of the
Limited Liability Company is **BANGER &
COIL, LLC** and it is organized effective
September 2, 2025.

Joseph V. Charlton, Esquire

Charlton Law

617 South Pike Road

Salver, PA 16055

19 Sep

NOTICE OF INCORPORATION

Notice is hereby given that Articles of
Incorporation were filed with the Department of
State of the Commonwealth of Pennsylvania,
on September 15, 2025 with respect to a
proposed nonprofit corporation, **ARDENT
SERVICES GROUP** which has been
incorporated under the Nonprofit Corporation
Law of 1988. A brief summary of the purpose
or purposes for which said corporation is
organized is: exclusively for charitable,
educational, literary and scientific within the
scope of Section 501(c)(3) of the Internal
Revenue Code of 1986, as amended.

Nicoline van de Haterd, Esq.

Dentons Cohen & Grigsby P.C.

625 Liberty Avenue

Pittsburgh, PA 15222-3152

19 Sep

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the
provisions of §311 of Act 1982-295 (54 Pa.
C.S.A. §311) of December 16, 1982, of the
filing and approval of the Secretary of
the Commonwealth of Pennsylvania, at
Harrisburg, on the **19th day of August, 2025**,
a Certificate for the conduct of the business in
Westmoreland County, Pennsylvania, under
the assume or fictitious name, style, or
designation of **BRYSTON'S SOUTH
GREENSBURG RESTAURANT** with its
principal place of business at **1309 Broad
Street, Greensburg, Westmoreland County**,
Pennsylvania.

The names and addresses of the persons or
entities owning any interest in said business
are:

Bryston Gettins

1309 Broad Street

Greensburg, PA 15601

Jon M. Lewis, Esquire

Mears, Smith Houser & Boyle, P.C.

127 North Main Street

Greensburg, PA 15601

724-832-8700

19 Sep

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

In the Matter of
Robert C. Klingensmith, Esquire
Attorney Registration No. 86890
CIVIL DIVISION

Administrative Docket No. 3893 of 2025

NOTICE OF CONSERVATORSHIP

Pursuant to an order dated August 19, 2025, John E. Bumbaugh, Esq., was appointed as Conservator for the files of Robert C. Klingensmith.

If you believe the Law Office of Robert C. Klingensmith, Esquire is holding monies that belong to you, please contact the Conservator immediately. Any monies remaining in the accounts of Mr. Klingensmith may be paid over to the Pennsylvania Lawyers Fund for Client Security.

If you are a current or former client, please call the Conservator's Office at 724-864-6840 within 45 days to retrieve your files. All unclaimed files will be destroyed in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you are in need of substitute counsel, you can contact the Westmoreland Bar Association Lawyer Referral Service at **(724) 834-6730** 100 N Maple Ave, Greensburg, PA 15601.

JOHN ERIC BUMBAUGH,
ESQUIRE
Conservator for Robert C.
Klingensmith, Esquire
Old Trail Professional Building
10526 Old Trail Road
North Huntingdon, PA 15642
(724) 864-6840
(724) 864-2311

19 Sep

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 4399 of 2025

In re: Petition of Bella Maria Jane
Hepler-Smith for change of name to
Bella Maria Hepler

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 13 day of November, 2025, at 10:00 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.

19 Sep

**NOTICE OF ADMINISTRATIVE
SUSPENSION**

Notice is hereby given that the following **Westmoreland County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 13, 2025, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 12, 2025.

Gounley, Dennis J.
Zatezalo, Martha Ann

Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania
19 Sep

SHERIFF SALES

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

MONDAY, NOVEMBER 3, 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 NOVEMBER 13, 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 NOVEMBER 3, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Kathleen A. Fisher and James M. Fisher

Execution No.: 4736-2017

Judgment Amt.: \$54,955.35

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: Kathleen A. Fisher and James M. Fisher of in and to:

Township of Unity; 1864 Bethel Church Road f/k/a RR8, Box 1550, SR 2033, Latrobe, PA 15650; Residential Dwelling; DBV 3640 PG 314

TAX MAP# 61-20-15-0-046

2.

Property of: CHAD R. SLEITH and BILLIE JO SLEITH

Execution No.: 398 of 2019

Judgment Amt.: \$194,923.78

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: CHAD R. SLEITH; BILLIE JO SLEITH of in and to:

TOWNSHIP OF SOUTH HUNTINGDON; 815 MT PLEASANT ROAD WEST NEWTON, PA 15089; 1.80; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201503110007007 (OR) DBV 150 PG# 7007

TAX MAP# 59-05-00-0-051

3.

Property of: Thomas P. Stephens

Execution No.: 184 OF 2022

Judgment Amt.: \$53,603.29

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

ALL the right, title, interest and claim of: Thomas P. Stephens of in and to:

City of Arnold; 1728 Constitution Boulevard, Arnold, Pennsylvania 15068; Residential Dwelling; Instrument Number: 201710230036588

TAX MAP# 02-02-07-0-506

4.

Property of: Daniel J. Litzinger

Execution No.: 22CJ00230

Judgment Amt.: \$89,935.19

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: DANIEL J. LITZINGER of in and to:

EAST HUNTINGDON TOWNSHIP; 512 BESSEMER ROAD, MOUNT PLEASANT, PA 15666; A RESIDENTIAL DWELLING; 201507010021489

TAX MAP# 47-11-00-0-058

5.

Property of: Lance Robert Hough

Execution No.: X930-2022

Judgment Amt.: \$194,809.13

Attorney: KERI P. EBECK, ESQUIRE, BERNSTEIN-BURKLEY, P.C., 601 GRANT STREET, PITTSBURGH, PA 15219, 412-481-8100

ALL the right, title, interest and claim of: Lance Robert Hough of in and to:

Municipality of Murrysburg; 4939 Bulltown Road, Murrysburg, PA 15668; 1.93 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT #: 2018001170001681; MBV 180 PG# 1681

TAX MAP# 49-03-00-0-051

6.

Property of: R. Scott Malloy

Execution No.: 02231 of 2022

Judgment Amt.: \$145,874.45

Attorney: Jacqueline F. McNally, Esquire, 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520

ALL the right, title, interest and claim of: R. Scott Malloy, of in and to:

Township of Washington; 535 Shingler Drive, Apollo, PA 15613; 4 acres; A Residential Dwelling; DEED INSTRUMENT # 201101030000002

TAX MAP# 63-07-00-0-054

7.

Property of: RODGER T. FRY

Execution No.: 22CJ02782

Judgment Amt.: \$15,673.46

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: RODGER T. FRY; RHONDA L. FRY; MIA L. BOLD; TIMOTHY W. BOLD of in and to:

HEMPFIELD TOWNSHIP; 777 ARONA ROAD NEW STANTON, PA 15672; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 202209080031781

TAX MAP# 50-31-00-0-049

8.
Property of: EVRADA LLC AND AVRAHAMI
Execution No.: 23CJ01459
Judgment Amt.: \$467,701.82
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: EVRADA LLC AND AVRAHAMI of in and to:
City of Greensburg; 306 South Pennsylvania Avenue, Greensburg, PA 15601; Residential Dwelling; Deed Instrument Number: 202104090014188; Mortgage Instrument Number: 202104050013029
TAX MAP# 10-04-03-1-065 / 10-05790-00000
-
9.
Property of: Candice J. Stewart a/k/a Candice J. Raymond
Execution No.: 23CJ02776
Judgment Amt.: \$100,532.21
Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520
ALL the right, title, interest and claim of: Candice J. Stewart a/k/a Candice J. Raymond of in and to:
Township of East Huntingdon; 295 Buckeye Tram Road a/k/a 231 Buckeye Road, Mount Pleasant, PA 15666; 0.19 Acres; A Residential Dwelling; DEED INSTRUMENT # 200506230031601
TAX MAP# 47-14-00-0-084
-
10.
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; INSTRUMENT NO.: 202010210035296
TAX MAP# 58-07-12-0-008
-
11.
Property of: RACHAEL E. GOLICK
Execution No.: 23CI04889
Judgment Amt.: \$71,297.77
Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller
ALL the right, title, interest and claim of: RACHAEL E. GOLICK, of in and to:
TOWNSHIP OF NORTH HUNTINGDON; 67 X 157; 572 CRESTWOOD DRIVE, NORTH HUNTINGDON, PA 15642; A residential dwelling house; DEED INSTRUMENT #2009-11300047310
TAX MAP# 54-11-04-0-185
-
12.
Property of: Erik J. Finlayson
Execution No.: 24CJ00022
Judgment Amt.: \$83,920.30
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: ERIK J. FINLAYSON of in and to:
CITY OF LATROBE; 401 LLOYD AVENUE, LATROBE, PA 15650; Easterly portion of Lot No. 7 in the John A. Hartman Plan of Lots; A RESIDENTIAL DWELLING; 201806070017751
TAX MAP# 15-03-09-0-245
-
13.
Property of: James M. Landsbach
Execution No.: 78 of 2024
Judgment Amt.: \$102,496.30
Attorney: Brian M. Kile, Esq., Grenen & Birsic, P.C.
ALL the right, title, interest and claim of: James M. Landsbach of in and to:
Township of Derry; 1026 Roosevelt Way, New Alexandria, PA 15670; N/A; N/A; Residential Dwelling; INSTRUMENT #: 201806270019998
TAX MAP# 45-14-00-0-052
-
14.
Property of: Emily A. Smalich
Execution No.: 300 of 2024
Judgment Amt.: \$165,964.33
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: Emily A. Smalich of in and to:
South Huntingdon Township; 442 Turkeytown Road, West Newton, PA 15089; 6.5 acres; house & building; DEED INSTRUMENT # 202102250007569
TAX MAP# 59-06-00-0-077 UPI No. 59-00879
-
15.
Property of: Donald F. Krinock, Jr.
Execution No.: 24CJ00676
Judgment Amt.: \$34,853.37
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
ALL the right, title, interest and claim of: Donald F. Krinock, Jr. of in and to:
Derry Borough; 232 West 3rd Street, Derry, PA 15627; 31; Residential Dwelling; INSTRUMENT #: 201304230015641
TAX MAP# 06-01-09-0-174
-
16.
Property of: Gregory John Daigle and Joan L. Daigle
Execution No.: 1182 OF 2024
Judgment Amt.: \$269,235.43
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
ALL the right, title, interest and claim of: Gregory John Daigle and Joan L. Daigle of in and to:
Township of Unity; 933 Jamell Drive, Greensburg, Pennsylvania 15601; Residential Dwelling; Instrument Number: 200805290022679
TAX MAP# 61-18-02-0-095
-
17.
Property of: Stephen M. Lewandowski and Alice V. Lewandowski, husband and wife
Execution No.: 2063 OF 2024
Judgment Amt.: \$112,818.60
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: STEPHEN M. LEWANDOWSKI AND ALICE V. LEWANDOWSKI, HUSBAND AND WIFE of in and to:
BOROUGH OF SCOTTDALE; 2311 COWLING RD, SCOTTDALE, PA 15683; Lot No. 74 in the West Park Plan; A RESIDENTIAL DWELLING; Deed Book Volume 3530, Page 537
TAX MAP# 30-01-13-0-155
-
18.
Property of: Melanie V. Peterman and Stephen G. Peterman
Execution No.: 24CJ02339
Judgment Amt.: \$158,369.42
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: Melanie V. Peterman and Stephen G. Peterman of in and to:
Derry Borough; 250 Nicol Lane a/k/a Road 2 Box 56 B, Derry, PA 15627; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200503010009808
TAX MAP# 45-34-00-0-179
-
19.
Property of: Rudolph Raul Redilla
Execution No.: 24CJ02392
Judgment Amt.: \$57,056.16
Attorney: BROCK & SCOTT, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: RUDOLPH PAUL REDILLA AND SARAH M. REDILLA of in and to:
FAIRFIELD TOWNSHIP; 119 CENTER ST, BOLIVAR, PA 15923; Lot No. 42 in the Plan of the Town of West Bolivar; A RESIDENTIAL DWELLING; 202108200034663
TAX MAP# 48-05-03-0-052

20.

Property of: 3RA 781, LLC and Rioldo Appling, Sole Member of 3RA 781, LLC

Execution No.: 2678 of 2024

Judgment Amt.: \$165,515.31

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

ALL the right, title, interest and claim of: 3RA 781 LLC and Rioldo Appling, Sole Member of 3RA 781, LLC, of in and to:

Borough of Vandergrift; 300 Longfellow Street, Vandergrift, PA 15690 a/k/a 616 Wallace Street, Vandergrift, PA 15690 a/k/a 618 Wallace Street, Vandergrift, PA 15690 a/k/a 620 Wallace Street, Vandergrift, PA 15690; N/A; A Dwelling; Instrument No. 203211230039776

TAX MAP# 37-01-09-0-308

21.

Property of: John Benjamin Gojkovich and Marissa L. Kelley

Execution No.: 2957 OF 2024

Judgment Amt.: \$86,915.33

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

ALL the right, title, interest and claim of: John Benjamin Gojkovich and Marissa L. Kelley of in and to:

Borough of Penn; 601 Scott Street, Penn, Pennsylvania 15675; Residential Dwelling; Instrument Number: 201911180035532

TAX MAP# 29-01-10-0-089

22.

Property of: RENTALS BY M&N LLC

Execution No.: 3144 of 2024

Judgment Amt.: \$121,550.86

Attorney: ROBERT E. SMITHSON, JR., ESQ., PA COURT ID 329691, FEIN, SUCH, KAHN & SHEPARD, P.C., SUITE 121, ALLENTOWN, PA 18195, (610) 395-3535

ALL the right, title, interest and claim of: RENTALS BY M&N LLC of in and to:

CITY OF NEW KENSINGTON, 514 4TH AVENUE, NEW KENSINGTON, PA 15068; RESIDENTIAL; INSTRUMENT NUMBER 20230131002346

TAX MAP# 24-05-03-0-173

23.

Property of: Chad J. Gilbert

Execution No.: 24CJ03367

Judgment Amt.: \$228,954.70

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

ALL the right, title, interest and claim of: Chad J. Gilbert of in and to:

Hempfield Township; 460 Beaver Road, Jeannette, Pennsylvania 15644; 50-13-16-0-005; 1.40; Residential property. INSTRUMENT #201601270002918

TAX MAP# 50-13-16-0-005

24.

Property of: Charles R. Sarsfield, Jr.

Execution No.: 24CJ04212

Judgment Amt.: \$26,421.98

Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

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

Township of Hempfield; 3542 Wheeler Street, Hunker, PA 15639; 0.46 Acres; A Residential Dwelling; DEED INSTRUMENT # 200408020046730

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

25.

Property of: Estate of Eugene M. Smith, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises and All Persons, Firms or Associations claiming Right, Title or Interest from or Under the Estate of Eugene M. Smith, Deceased

Execution No.: 24CJ04237

Judgment Amt.: \$323,277.70

Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

ALL the right, title, interest and claim of: Estate of Eugene M. Smith, Deceased and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises and All Persons, Firms or Associations claiming Right, Title or Interest from or Under the Estate of Eugene M. Smith, Deceased of in and to:

Township of Fairfield; 928 Turkey Inn Road, Ligonier, PA 15658; 1.80 Acres; A Residential single-family Dwelling; Book Volume 2296 Page 876

TAX MAP# 48-27-00-0-183

26.

Property of: ERIC A. BOWSER and LISA A. BOWSER

Execution No.: 2024-4505

Judgment Amt.: \$44,882.34

Attorney: SHNAYDER LAW FIRM, LLC, 148 East Street Road, Suite 352, Feasterville, PA 19053

ALL the right, title, interest and claim of: ERIC A. BOWSER and LISA A. BOWSER of in and to:

North Huntingdon; 2247 Lindale Court, North Huntingdon, PA 15642; N/A; Residential property. INSTRUMENT #: 202205060016540

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

27.

Property of: JEFFREY ALLEN SUSA, EXECUTOR AND HEIR OF THE ESTATE OF ALICE E. SUSA; CRAIG STEPHEN SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA; GREGORY SCOTT SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA

Execution No.: 24CJ04578

Judgment Amt.: \$238,402.30

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: JEFFREY ALLEN SUSA, EXECUTOR AND HEIR OF THE ESTATE OF ALICE E. SUSA; CRAIG STEPHEN SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA; GREGORY SCOTT SUSA, IN HIS CAPACITY AS HEIR OF ALICE E. SUSA of in and to:

UNITY TOWNSHIP; 120 VIRGINIA STREET LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201512160043451

TAX MAP# 61-15-13-0-008

28.

Property of: Jon Rametta

Execution No.: 24CJ04941

Judgment Amt.: \$152,311.81

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: JON RAMETTA of in and to:

TOWNSHIP OF UPPER BURRELL; 113 LORETTA LN, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 201903220007927

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

29.

Property of: SHIRLEY A. FONNER, DECEASED

Execution No.: 24CJ04990

Judgment Amt.: \$80,520.57

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

ALL the right, title, interest and claim of: RONNIE LEE HILES SR A/K/A RONNIE HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; DONALD L HILES A/K/A DONALD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; RODNEY L. HILES A/K/A ROD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY A. FONNER of in and to:

TOWNSHIP OF HEMPFIELD; 175 GLENN AVE A/K/A 299 GLENN AVE JEANNETTE, PA 15644. N/A; A RESIDENTIAL DWELLING; DEED BV 2904 PG# 087

TAX MAP# 50-09-09-0-024

30.

Property of: Daniel C. Millberg and Jennifer L. McBride

Execution No.: 24CJ05513

Judgment Amt.: \$170,989.78

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

ALL the right, title, interest and claim of: Daniel C. Millberg and Jennifer L. McBride of in and to:

Township of North Huntingdon; 989 Brownstown Road, Larimer, Pennsylvania 15647; Residential Dwelling; Instrument Number: 202205270019202

TAX MAP# 54-07-02-0-013

31.

Property of: Marlena Pushinsky a/k/a Marlena Cunha

Execution No.: 24CI05517 OF 2025

Judgment Amt.: \$37,307.20

Attorney: Dylan Chess, Esq., 485F Route 1 South, Suite 300, Iselin, NJ 08830

ALL the right, title, interest and claim of: Marlena Pushinsky a/k/a Marlena Cunha of in and to:

City of Jeannette; 1022 Gaskill Avenue, Jeannette, PA 15644; A Single-Family Residential Dwelling; DEED INSTRUMENT # 200306250049737; MORTGAGE INSTRUMENT # 200702020005300

TAX MAP# 14-01-12-0-187

32.

Property of: John J. Kostyak, Jr. and Karen M. Kostyak, his wife

Execution No.: 25CJ00043

Judgment Amt.: \$121,394.47

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: John J. Kostyak, Jr. and Karen M. Kostyak, his wife of in and to:

Township of Rostraver; 510 Rostraver Road, Belle Vernon, PA 15012; N/A; 0.00; Single Family Dwelling; DBV 3608 PG # 057

TAX MAP# 56-16-07-0-057

33.

Property of: CHRISTOPHER B. TRASCHEL, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GLORIA C. TRACHSEL A/K/A GLORIA TRACHSEL

Execution No.: 270 of 2025

Judgment Amt.: \$282,498.47

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Cierra Mendez, Esquire PA ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: CHRISTOPHER B. TRACHSEL, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GLORIA C. TRACHSEL A/K/A GLORIA TRACHSEL of in and to:

North Huntingdon Township; 2139 NORTHWEST DRIVE NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; DBV 1953 PG# 90

TAX MAP# 54-10-07-0-047

34.

Property of: Magens Bah Holdings, LLC a/k/a Magens Bay Holdings, LLC

Execution No.: 25CJ00533

Judgment Amt.: \$117,684.14

Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

ALL the right, title, interest and claim of: Magens Bah Holdings, LLC a/k/a Magens Bay Holdings, LLC of in and to:

City of New Kensington; 193 Glenview Drive, New Kensington, PA 15068; 9000 square feet; A Single Family, Two Story Residential Dwelling; INSTRUMENT # 202303020004967

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

35.

Property of: Gary C. Jones

Execution No.: 25CJ00534

Judgment Amt.: \$60,872.27

Attorney: Jacqueline F. McNally, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

ALL the right, title, interest and claim of: Gary C. Jones of in and to:

Township of West Bolivar; 115 Clark Street, Bolivar, PA 15923; 0.34 Acres; A Residential Dwelling; DEED INSTRUMENT # 202011190039689

TAX MAP# 48-05-03-0-010

36.

Property of: CHRISTOPHER M. HARTMAN KELLY HUSAK and JULIA JUBAS

Execution No.: 25CJ00576

Judgment Amt.: \$111,325.64

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

ALL the right, title, interest and claim of: CHRISTOPHER M. HARTMAN KELLY HUSAK and JULIA JUBAS of in and to:

Township of Ligonier; 502 Springfield Lane Ligonier, PA 15658; LOT A HSE STRG BLDG; A RESIDENTIAL DWELLING; B INSTRUMENT #202307200018266

TAX MAP# 51-18-00-0-332

37.

Property of: Jennifer L. Ackerman

Execution No.: 849 of 2025

Judgment Amt.: \$115,243.48

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: 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; INSTRUMENT NO. 202205110016981

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

38.

Property of: CHAD A. ROLAND

Execution No.: 25CJ01343

Judgment Amt.: \$95,850.35

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 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: CHAD A. ROLAND of in and to:

TOWNSHIP OF ALLEGHENY; 12 MCCUTCHEON SHORT CUT ROAD LEECHBURG / ALLEGHENY, PA 15656; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201011120041832

TAX MAP# 42-09-00-0-048

39.

Property of: Robert J. Bush

Execution No.: 1375 of 2025

Judgment Amt.: \$68,711.23

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

ALL the right, title, interest and claim of: Robert J. Bush of in and to:

Washington Township; 1009 Spring Hill Road, Murrysburg, PA 15668; 2 acres; Residential property. DBV 3260 PG# 486 (or) INSTRUMENT #: 6704

TAX MAP# 63-16-00-0-177

40.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Kathleen S. Cowan a/k/a Kathleen H. Cowan, Deceased

Execution No.: 1379 of 2025

Judgment Amt.: \$40,336.35

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 Kathleen S. Cowan a/k/a Kathleen H. Cowan, Deceased of in and to:

East Huntingdon Township; 410 Ruffsedale Alverton Road, Alverton, PA 15612; 4,792 square feet; Residential property. DBV 3503 PG# 425 (or) INSTRUMENT #: 6842

TAX MAP# 47-10-07-0-010

41.

Property of: BARRY L. MCFARLAND and SCHERI C. SCHMITT

Execution No.: 1426 of 2025

Judgment Amt.: \$126,210.62

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 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: BARRY L. MCFARLAND; SCHERI C. SCHMITT of in and to:

BOROUGH OF TRAFFORD; 206 E GILMORE AVE TRAFFORD, PA 15085; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200607060032359

TAX MAP# 36-03-07-0-145

42.

Property of: CHRISTOPHER A. ZUPO and JOANNA L. ZUPO

Execution No.: 25CJ01473

Judgment Amt.: \$35,486.28

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

ALL the right, title, interest and claim of: CHRISTOPHER A. ZUPO and JOANNA L. ZUPO of in and to:

Township of Unity; 1421 Marguerite Lake Road Greensburg, PA 15601; LOT PCL A, HSE; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201411120036894

TAX MAP# 61-18-00-0-114

43.

Property of: Matthew D. Chronowski
 Execution No.: 1527 of 2025
 Judgment Amt.: \$207,992.59
 Attorney: Kristine M. Anthou, Esq., Grenen & Birsic, P.C.

ALL the right, title, interest and claim of: Matthew D. Chronowski of in and to:

Borough of Scottsdale; 514 Arthur Avenue, Scottsdale, PA 15683; Lots Nos. 149 and 150 in P.S. Loucks Plan; N/A; Residential Dwelling; INSTRUMENT #: 201909180028174

TAX MAP# 30-01-14-0-156

44.

Property of: SAMANTHA TAYLOR LOFTUS, ADMINISTRATRIX OF THE ESTATE OF JODY L. EDGAR, DECEASED

Execution No.: 25CJ01593

Judgment Amt.: \$79,969.03

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

ALL the right, title, interest and claim of: SAMANTHA TAYLOR LOFTUS, ADMINISTRATRIX OF THE ESTATE OF JODY L. EDGAR, DECEASED, of in and to:

City of New Kensington; 25 x 120; 1808 KENSINGTON STREET, NEW KENSINGTON, PA 15068; A residential dwelling house; DEED INSTRUMENT #24-03-04-0-093

TAX MAP# 24-03-04-0-093

45.

Property of: Justin R. Hall and Brittany L. Shaulis a/k/a Brittany Shaulis

Execution No.: 1757 of 2025

Judgment Amt.: \$379,077.86

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

ALL the right, title, interest and claim of: Justin R. Hall and Brittany L. Shaulis a/k/a Brittany Shaulis of in and to:

Township of Washington; 526 Pleasant View Drive, Apollo, PA 15613; Hall Consolidation Plan; N/A; Residential Dwelling; INSTRUMENT #: 202210190036312

TAX MAP# 63-09-00-0-022 and 63-09-00-0-023

46.

Property of: YENISE L. ZIMMERMAN

Execution No.: 25CJ01834

Judgment Amt.: \$92,436.58

Attorney: Robertson, Anschutz, Schneid, Crane & Partners – Attorneys for Plaintiff, PLLC, Cierra Mendez, Esquire PA ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: YENISE L. ZIMMERMAN of in and to:

BOROUGH OF SOUTH GREENSBURG; 1434 ELM STREET GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200312040096275

TAX MAP# 33-02-03-0-174

47.

Property of: Larry T. Miller, Jr. and Christina J. Miller, husband and wife

Execution No.: 25CJ01950

Judgment Amt.: \$78,106.85

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: Larry T. Miller, Jr. and Christina J. Miller, husband and wife of in and to:

City of Jeannette; 526 North 7th Street, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201904110010139

TAX MAP# 14-02-05-0-168

48.

Property of: SHAWN D. YOUNG

Execution No.: 25CJ02096

Judgment Amt.: \$57,010.61

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

ALL the right, title, interest and claim of: SHAWN D. YOUNG, of in and to:

City of New Kensington; 40' x 120'; 1307 TAYLOR AVENUE, NEW KENSINGTON, PA 15068; A residential dwelling house; DEED INSTRUMENT #2021-05070018519

TAX MAP# 24-03-12-0-032

50.

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

Execution No.: 24CJ03573

Judgment Amt.: \$203,593.01

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

ALL the right, title, interest and claim of: VINCENT A. STEBAN AND MARY J. STEBAN of in and to:

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

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

51.

Property of: LISA A. WELCH

Execution No.: 25CJ00390

Judgment Amt.: \$66,208.37

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

ALL the right, title, interest and claim of: LISA A. WELCH, of in and to:

TOWNSHIP OF SOUTH HUNTINGDON; 62.2 X 113 X IR; 103 HIGHWAY STREET, YUKON, PA 15698 F/K/A 103 SPRING STREET, YUKON, PA 15698; A RESIDENTIAL DWELLING HOUSE; INSTRUMENT # 2009-08210033674

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

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

12/19/26 Sep

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