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- 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

ANDREA J ACKERMAN, late of City of Greensburg, Westmoreland County, PA
Exrx.: Aimee Shultz
110 Rodina Drive
Greensburg PA 15601
Atty.: Bradley Allen King
King Legal Group

JAMES BRADFORD ACKERMAN, a/d, JAMES B ACKERMAN, late of City of Greensburg, Westmoreland County, PA
Exrx.: Aimee Shultz
110 Rodina Drive
Greensburg PA 15601
Atty.: Bradley Allen King
King Legal Group

KATHARINA TAMARA ALTMAN, late of Ligonier Township, Westmoreland County, PA
Admr.: Brandon Scott Altman
115 Puppy Path Lane
Ligonier PA 15658

VIJAY LAXMI BHATNAGAR, a/d, VIJAYLAXMI BHATNAGAR, a/d, VIJAY L BHATNAGAR, late of City of Greensburg, Westmoreland County, PA
Admr.: Neelima Bhatnagar
30 McLaughlin Drive
Greensburg PA 15601
Atty.: L. Christian DeDiana
Bumbaugh, George, Prather, DeDiana

FRANK E BOGLEY, late of Youngwood Borough, Westmoreland County, PA
Admr.: Andrew Bogley
627 Bogley Lane, PO Box 54
Wyano PA 15695

DAVID W BROWN, late of Hempfield Township, Westmoreland County, PA
Admr.: Jennifer Ann Varga
2129 Warren Avenue
Irwin PA 15642
Atty.: Debra L Cribbs

TERRY JOHN BURRELL, a/d, TERRY J BURRELL, a/d, TERRY BURRELL, late of Allegheny Township, Westmoreland County, PA
Exr.: Jordan Burrell
436 Lincoln Avenue
Leechburg PA 15656
Atty.: Elaine G Generelli
Geary, Loperfito & Generelli, LLC

SARA B BURRISS, late of Southwest Greensburg Borough, Westmoreland County, PA
Exrc.: Linda Decker
1354 SR 130
Greensburg PA 15601
Sheila Chalot
536 Farview Drive
Greensburg PA 15601
Atty.: David J. Puzak

EMIL A CASINO, a/d, EMIL ANTHONY CASINO, late of Manor Borough, Westmoreland County, PA
Exr.: Anthony C Casino
212 Connor Drive
Jeannette PA 15644
Atty.: Richard M Conte
Pine Center Suite Two, 2090 Harrison Avenue
Jeannette PA 15644

ROSEANN COOPER, late of South Greensburg Borough, Westmoreland County, PA
Admr.: Henry Charnesky
867 Lowber Rd
Irwin PA 15642
Atty.: Jessica L. Rafferty
Rafferty Legal

JERRY G DOHEY, a/d, JERRY GEORGE DOHEY, late of Salem Township, Westmoreland County, PA
Exrx.: Brandi L Umbaugh
2241 Mountain Sky Lane
Ligonier PA 15658
Atty.: Timothy Grant Wojton
304 Ross Street, Suite 200
Pittsburgh PA 15219

JOHN CLYDE FUNK, a/d, JOHN FUNK, late of Municipality of Murrys ville, Westmoreland County, PA
Admr.: Barbara Tryka
254 Pony Farm Road
Marienville PA 16239
Atty.: Mark D. Bolkovac

IRENE E GLASS, late of Rostraver Township, Westmoreland County, PA
Exrx.: Denise Beckinger
754 Brownsville Road
Fayette City PA 15438
Atty.: Thomas B Kostolansky
617 McKean Avenue
Donora PA 15033

SHIRLEY J HALKIAS, late of City of Monessen, Westmoreland County, PA
Exrx.: Rebecca L Halkias
317 C. Street NE
Washington DC 20002
Atty.: Todd T Turin
Turin DeMatt & Cavanaugh PC

PAUL RICHARD HASKINS, a/d, PAUL R. HASKINS, late of Rostraver Township, Westmoreland County, PA
Exrx.: Sondra Jill Haskins
1012 Fells Church Rd
Belle Vernon PA 15012
Atty.: Cary D Jones
Marriner, Jones & Fitch
6 South Main St, Ste 600
Washington PA 15301

ADRIENNE R HEINRICH, late of Municipality of Murrys ville, Westmoreland County, PA
Exrx.: Paula H Frauen
1616 Tier Drive
Pittsburgh PA 15241
Atty.: Molly M Creenan

PRISCILLA K HOGAN, a/d, PRISCILLA L HOGAN, late of West Newton Borough, Westmoreland County, PA
 Exr.: Michael T Hogan
 519 Brunswick Drive
 Greensburg PA 15601
 Atty.: Edgar P Striffler
 1537 Lincoln Way
 White Oak PA 15131

ARLENE R HOUGH, late of Hunker Borough, Westmoreland County, PA
 Exr.: James H Hough Jr
 499 Sager Road
 Smithton PA 15479
 Atty.: James S. Lederach

JOY ELAINE HOWARD, a/d, JOY E HOWARD, late of North Huntingdon Township, Westmoreland County, PA
 Exrs.: Shaun Howard
 14380 Winchester Rd
 Trafford PA 15085
 Janeen E Painter
 1730 Belford Ave
 Pasadena CA 91104
 Atty.: Tyler J Jones

FRANCES O'NEIL KERR, a/d, FRANCES O KERR, late of Unity Township, Westmoreland County, PA
 Exr.: Clark R. Kerr III
 101 Glacier Ct
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

BRYCE D KING, late of Scottdale Borough, Westmoreland County, PA
 Exrx.: Helen Raye King-Desai
 328 N. Scoville Ave
 Oak Park IL 60302
 Atty.: Marilyn M. Gaut

ERNEST GEORGE KOENIG, a/d, GEORGE KOENIG, late of Fort Meyers, FL
 Admr.: Dorothy O'Horo
 4644 Hidden Pond Drive
 Allison Park PA 15101
 Mary A. Maier
 122 Fairview Drive
 Cranberry Township PA 16066
 Atty.: Peter D Lyle
 81 Dutilh Road
 Cranberry Township PA 16066

LEWIS LESTER LATAS, a/d, LEWIS LATAS, late of City of New Kensington, Westmoreland County, PA
 Admr.: Rachael P Latas
 7070 Forward Ave, Apt 203
 Pittsburgh PA 15217
 Jessica L Gust
 3211 Timber Creek Lane
 Naperville IL 60565
 Atty.: Frank J Pallone Jr

ROSALIE C LESSER, late of Salem Township, Westmoreland County, PA
 Exr.: Rita E Granata
 315 Jaclyn Court
 Delmont PA 15626
 Atty.: Molly M Creenan

EDITH M MARCHETTI, a/d, EDITH MARCHETTI, late of City of Jeannette, Westmoreland County, PA
 Exr.: Jennifer D Smith
 2658 Fitzpatrick Street
 Grapeville PA 15634
 Atty.: Sandra E. Davis
 DeBernardo Antoniono McCabe Davis

DENNIS A MARCHLEWSKI SR, a/d, DENNIS A MARCHLEWSKI, a/d, DENNIS ALAN MARCHLEWSKI, late of City of Lower Burrell, Westmoreland County, PA
 Admr. c.t.a.: Dennis A Marchlewski Jr
 2653 Seventh Street Road
 Lower Burrell PA 15068
 Atty.: Robert B. Liotta
 Liotta Law Offices PLLC

DAVID C MARSH, a/d, DAVID CHARLES MARSH, late of City of New Kensington, Westmoreland County, PA
 Exrs.: Darci L Koscianski
 141 Stewart Lane
 New Kensington PA 15068
 Don C Marsh
 135 Stewart Lane
 New Kensington PA 15068
 Atty.: William T Woncheck
 1625 Union Avenue, Suite 5
 Natrona Heights PA 15065

SANDRA E MCCUNE, a/d, SANDRA LEE MCCUNE, late of Derry Township, Westmoreland County, PA
 Exrx.: Melissa A McCune
 6407 Route 982
 Blairsville PA 15717
 Atty.: Douglas J. Welty
 Welty & Welty LLP

JOSEPH D MEDIATE, a/d, JOSEPH DOMINIC MEDIATE, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Marc A Mediate
 1012 North St Clair Street
 Pittsburgh PA 15206
 Atty.: David K. Lucas
 David K. Lucas & Associates

ROBERT C NEIGHLY JR, late of Unity Township, Westmoreland County, PA
 Admr.: Dora Neighly
 1213 Beatty Flats Rd
 Latrobe PA 15650
 Atty.: Amber R Leechalk

JAMES P NIRO, late of North Huntingdon Township, Westmoreland County, PA
 Admr.: Brittany Giesman
 1320 Third Street
 Clairton PA 15025
 Atty.: Charles J Jacques III
 2125 Freepport Road
 Natrona Heights PA 15065

GERTRUDE MAE PEZZONI, a/d, GERTRUDE PEZZONI, a/d, GERTRUDE L. PEZZONI, a/d, GERTRUDE M. PEZZONI, late of Derry Township, Westmoreland County, PA
 Exrcs.: Deborah Territ
 628 Westland Dr
 Greensburg PA 15601
 Judith Swigart
 424 Primrose Dr
 Greensburg PA 15601
 Atty.: Ronald J Saffron
 135 East Market Street, Suite 105
 Blairsville PA 15717

KAREN A PRINCE, late of Mount Pleasant Borough, Westmoreland County, PA
 Admr.: Donald W Prince
 651 Joseph Street
 Mount Pleasant PA 15666
 Atty.: Lawrence F Becker III
 121 West Second Street
 Greensburg PA 15601

JOSEPH RUSSELL, a/d, JOSEPH M RUSSELL, late of Ligonier Borough, Westmoreland County, PA
 Exr.: Jessica Russell Parker
 4852 33rd Road North
 Arlington VA 22207
 Atty.: Mark E Halbruner
 Halbruner Hatch & Guise LLP
 3435 Market Street
 Camp Hill PA 17011

JOHN EDWARD STEMPLE, late of Unity Township, Westmoreland County, PA
 Exr.: John W Stemple
 56 Turner Hollow Road
 Morgantown WV 26501
 Atty.: W Robert Ament
 3950 William Penn Highway, Suite 5
 Murrysville PA 15668

JACQUELINE T WALTER, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Anita Jean Simpson
 2 Foxglove Drive
 Greensburg PA 15601
 Atty.: Lawrence F Becker III
 121 West Second Street
 Greensburg PA 15601

TERESA I ZEILER, late of City of New Kensington, Westmoreland County, PA
 Admr. & Atty.: Kim A Bodnar
 304 Ross Street, Suite 701
 Pittsburgh PA 15219

SECOND PUBLICATION

JOSEPH A AGOSTONI, a/d, JOSEPH ANTON AGOSTONI JR, late of Unity Township, Westmoreland County, PA
 Exr.: Bret Agostoni
 157 Spartan Drive
 Bethel Park PA 15102

LAUREL M BARLOCK, a/d, LAUREL M CLARK BARLOCK, late of Unity Township, Westmoreland County, PA
 Exrx.: Charlotte M Baker
 12900 Wishing Well Way
 Bristow VA 20136
 Atty.: Barbara J. Christner
 Ward & Christner, P.C.

THOMAS W.S. BORLAND, a/d, THOMAS BORLAND, late of the Municipality of Murrysville, Westmoreland County, PA
 Admr. c.t.a.: Charles R. Conway
 3907 Old William Penn Highway, Suite 304
 Murrysville PA 15668
 Atty.: Molly M. Creenan
 Creenan & Baczkowski, PC

JOHNNY BOSWELL, late of Unity Township, Westmoreland County, PA
 Admr.: Carolyn Boswell
 135 Whyte Row, PO Box 105
 Whitney PA 15693

ROBERT CARTER, a/d, ROBERT W. CARTER, late of City of Jeannette, Westmoreland County, PA
 Exrx.: Juanita Sanders
 526 South Sixth Street
 Jeannette PA 15644
 Atty.: Robert P. Domenick
 826 Lowry Avenue
 Jeannette PA 15644

ERIKA DECKER, a/d, ERIKA ADALINE DECKER, a/d, ERIKA A. DECKER, late of Delmont Borough, Westmoreland County, PA
 Admr. c.t.a.: Thomas M. Decker
 6935 Spring Valley Lane
 Export PA 15632
 Atty.: John W Ament

LOIS A DENNING, a/d, LOIS ANN DENNING, a/d, LOIS DENNING, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Jacqueline M Denning
 3461 Kemper Road
 Arlington VA 22206
 Atty.: Jenna Miller
 Penn Liberty Law, LLC

SHIRLEY B KAHLER, a/d, SHIRLEY ARLENE KAHLER, late of City of Greensburg, Westmoreland County, PA
 Exrx.: Amy S Duncan
 517 Southfield Drive
 Greensburg PA 15601
 Atty.: Daniel C. Hudock

CATHERINE M MCCASHIN, a/d, CATHERINE MCCASHIN, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Stephen McCashin
 102 Orchard Road
 Orinda CA 94563
 Atty.: Brian P. Cavanaugh
 Turin, DeMatt & Cavanaugh PC

MARK DAVID MCCONAHY, late of Unity Township, Westmoreland County, PA
 Exrx.: Lindsay McConahy
 1165 Sunset Drive
 Latrobe PA 15650
 Atty.: Mark D. Bolkovac

ANNA RUTH MINTO, a/d, A. RUTH MINTO, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Mark A. Gould
 537 Bryan Avenue
 Baden PA 15005
 Atty.: Tyler J Jones

WILLIAM CHARLES MYERS, a/d, WILLIAM C MYERS, late of Municipality of Murrysville, Westmoreland County, PA
 Admrs.: William Myers
 5004 Nottingham Ct
 Murrysville PA 15668
 Abigail Lisa Myers
 5004 Nottingham Ct
 Murrysville PA 15668
 Atty.: Robert W. King
 King Legal Group

BRANDON RYAN SHEA, a/d, BRANDON R SHEA, a/d, BRANDON SHEA, late of East Huntingdon Township, Westmoreland County, PA
 Admrx.: Aubrey Shea Simmons
 10 Radnor Lane
 Kennett Square PA 19348
 Atty.: Henry L. Moore

PAULINE J SLATT, late of Hempfield Township, Westmoreland County, PA
 Exr.: John C Slatt
 10210 Violet St
 Irwin PA 15642

WILLIAM J STEEL, a/d, WILLIAM JOSEPH STEEL, late of Hempfield Township, Westmoreland County, PA
 Exrs.: Christopher Merlin
 3320 Lake Ridge Drive
 Murrysville PA 15668
 Sabrina Steel-Ganacoplos
 363 Darling Road
 Salem CT 06420
 Atty.: Eric E. Bononi
 Bononi & Company PC

GEORGE R TOBIAS, a/d, GEORGE ROGER TOBIAS, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Kelly M Yurkovich
 8214 Mentor Road
 Elizabeth PA 15037
 Atty.: Linda C Plum
 1711 Lincoln Way
 White Oak PA 15131

ROBERT WALTER TRAYNOR, a/d, ROBERT W TRAYNOR, late of East Huntingdon Township, Westmoreland County, PA
 Exr.: Christopher Traynor
 13241 Sylvia Drive
 North Huntingdon PA 15642
 Atty.: Francis R. Murrman

RICHARD FREDERICK VALENCIA, a/d, RICHARD F VALENCIA, late of South Huntingdon Township, Westmoreland County, PA
 Admrs.: Christopher A Valencia
 349 Goodwin Ave
 Greensburg PA 15601
 Adam T Valencia
 239 Allison Rd
 Gibsonsia PA 15044
 Emily L Valencia
 14603 Ridge Point Drive
 Midlothian VA 23112
 Atty.: James R Antoniono

THIRD PUBLICATION

PAULINE F BOSETTI, late of Smithton Borough, Westmoreland County, PA
 Exr.: Norman J Bosetti
 7033 Phillips Cove Court
 Orlando FL 32819
 Atty.: Angelo A Papa
 318 Highland Avenue
 New Castle PA 16101

HARRY D BRANTHOOVER, a/d, HARRY BRANTHOOVER, late of Vandergrift Borough, Westmoreland County, PA
 Admrx.: Louann Branthoover
 185 Franklin Avenue, Apt B
 Vandergrift PA 15690

BETTY L CONTY, late of Hempfield Township, Westmoreland County, PA
 Exr.: Ronald Conty
 1350 Conway Dr
 Greensburg PA 15601
 Atty.: Cameron B Seigfried
 Mears, Smith, Houser & Boyle, P.C.

JEANNE D. COOK, a/d, JEANNE DORIS COOK, late of North Huntingdon Township, Westmoreland County, PA
 Admrcs. c.t.a.: Patricia Toth
 1683 Friar Tuck Drive
 North Huntingdon PA 15642
 Nancy C. Andres
 108 Anborn Drive
 West Mifflin PA 15122

WILLIAM COOK, a/d, WILLIAM JAMES COOK, late of North Huntingdon Township, Westmoreland County, PA
 Admrcs. c.t.a.: Patricia Toth
 1683 Friar Tuck Drive
 North Huntingdon PA 15642
 Nancy C. Andres
 108 Anborn Drive
 West Mifflin PA 15122

SARAH N COTTRILL, a/d, SARAH NELLIE COTTRILL, late of City of Greensburg, Westmoreland County, PA
 Exr.: Lawrence N Cottrill
 181 Shutt Rd
 Greensburg PA 15601
 Atty.: Richard W. Schimizzi

MARY CHRISTINE HINSMAN, a/d, M CHRISTINE HINSMAN, late of North Huntingdon Township, Westmoreland County, PA
 Admrx.: Susan C Hinsman
 539 Westminster Drive
 Irwin PA 15642
 Atty.: Rebecca A Brammell
 Brammell Law PC

JEFFREY WAYNE LUDWIG, late of Unity Township, Westmoreland County, PA
 Admrx.: Julia Ludwig
 118 Vance Rd
 New Castle PA 16102

BERTHA M MEDIATE, a/d, BERTHA MEDIATE, late of City of Jeannette, Westmoreland County, PA
 Exr.: Joseph Mediate
 1153 Walton Road
 Jeannette PA 15644
 Atty.: Bjorn Dakin
 HA English and Associates PC
 4290 William Flinn Hwy
 Allison Park PA 15101

GERARD L MILLER, a/d, GERARD LEE MILLER, late of Unity Township, Westmoreland County, PA
 Admrx.: Dawna L Miller
 247 Unity Cemetery Road
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

MARY LOUISE PERINO, late of Unity Township, Westmoreland County, PA
 Exrx.: Vicki Z Ruffner
 12693 Pamela Lane
 Henrico VA 23233
 Atty.: Jessica L. Rafferty
 Rafferty Legal

THERESA M REVICKY, late of Derry Township, Westmoreland County, PA
 Exrx.: Bernadette F Revicky
 136 Centennial Ave, #101
 Sewickley PA 15143
 Atty.: Jessica L. Rafferty
 Rafferty Legal

LEGAL NOTICES

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **BEERS FAMILY LIVING TRUST DATED MAY 21, 2009, AND AMENDED ON MARCH 1, 2022.**

RICHARD H. BEERS, surviving Grantor of the Trust, of Murrysville, Westmoreland County, Pennsylvania, died on May 17, 2025. All persons having claims against said Trust are requested to make the same known to Linda B. Fleming, Successor Trustee. All persons indebted to the Trust are requested to make payment without delay to Linda B. Fleming, Successor Trustee.

Linda B. Fleming, Successor Trustee

c/o John W. Ament, Esquire
 Ament Law Group, P.C.

3950 William Penn Highway,
 Suite 5

Murrysville, PA 15668
 (724) 765-0440

jwa@ament.law

2/9/16 Jan

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **FRANCIS E. FISHER JR REVOCABLE TRUST DATED NOVEMBER 10, 2014.**

FRANCIS E. FISHER, JR., surviving Grantor of the Trust, of Murrysville, Westmoreland County, Pennsylvania, died on July 5, 2025. All persons having claims against said Trust are requested to make the same known to Mark E Fisher, Successor Trustee. All persons indebted to the Trust are requested to make payment without delay to Mark E. Fisher, Successor Trustee.

Mark E. Fisher, Successor Trustee
c/o John W. Ament, Esquire
Ament Law Group, P.C.
3950 William Penn Highway,
Suite 5
Murrysville, PA 15668
(724) 765-0440
jwa@ament.law

9/16/23 Jan

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the Administration of the **MARY L. SCHULTHEIS REVOCABLE TRUST DATED AUGUST 22, 2012.** Mary L. Schultheis, late of the Township of Unity, Westmoreland County, Pennsylvania, died on July 24, 2025. Successor Trustees designated in the Mary L. Schultheis Revocable Trust are Barbara A. Smith and David M. Schultheis.

All persons having claims against this Trust or Mary L. Schultheis are requested to make the same known to Barbara A. Smith and David M. Schultheis, or their attorney named below. All persons indebted to the Trust or to Mary L. Schultheis are requested to make payment without delay to Barbara A. Smith and David M. Schultheis or their Attorney named below.

Barbara A. Smith and David M. Schultheis, Trustees
c/o Ward & Christner, P.C.
15 N. Main Street
Greensburg, PA 15601
Barbara J. Christner, Esquire
Ward & Christner, P.C.
15 N. Main Street
Greensburg, PA 15601

9/16/23 Jan

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY, PENNSYLVANIA
CIVIL ACTION
AD No.: 2025-10961

JOHN J. STURM, JR.,
Plaintiff

v.

JAMES C. HALL,
Defendant

This action was commenced in the Court of Common Pleas of Butler County, Pennsylvania, regarding a motor vehicle crash that occurred on or about September 19, 2023. Said motor vehicle crash is alleged to have been caused by the negligence of Defendant. Plaintiff was injured in the motor vehicle crash and is claiming damages for personal injuries.

NOTICE

TO DEFENDANT JAMES C. HALL:

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Prothonotary, Butler County
Butler County Government Center
124 West Diamond Street
Butler, PA 16001
(724) 284-5214

Butler County Bar Association
240 S. Main Street
Butler, PA 16001
(724) 841-0130

Ronald T. Elliott, Esquire
DILLON McCANDLESS KING
COULTER & GRAHAM L.L.P.
128 West Cunningham Street
Butler, PA 16001
(724) 283-2200

16 Jan

CIVIL ACTION LAW
COURT OF COMMON PLEAS
WESTMORELAND COUNTY
NUMBER: 680 OF 2023

COMMUNITY BANK

v.

GERALD JOHNSON
COMPLAINT IN CIVIL ACTION

TO: GERALD JOHNSON

You are hereby notified that a Complaint in Civil Action has been filed against you on February 21, 2023 and reinstated on January 9, 2026, in the Court of Common Pleas of Westmoreland County, Pennsylvania at 680 of 2023

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**WESTMORELAND COUNTY BAR ASSOCIATION
Lawyer Referral Service
P.O. Box 565
Greensburg, PA 15601
(724) 834-8490**

David B. Bassi, Esquire
Bassi, Vreeland & Associates, P.C.
62 East Wheeling Street
Washington, PA 15301
724-228-7000

16 Jan

NOTICE OF TRUST ADMINISTRATION OF THE LEVESQUE FAMILY LIVING TRUST U/D JANUARY 31, 2005

The Successor Co-Trustees named below give notice of the death of MARY KAY LEVESQUE, the remaining Settlor, under **THE LEVESQUE FAMILY LIVING TRUST U/D JANUARY 31, 2005**, having therein appointed MICHAEL K. SELF and AMY HALL, as Successor Co-Trustees. MARY KAY LEVESQUE died June 20, 2025, late of the Township of Hempfield, County of Westmoreland and Commonwealth of Pennsylvania. Notice is hereby given to all persons indebted to said trust and/or MARY KAY LEVESQUE to make immediate payment, and to those having claims against said trust and/or MARY KAY LEVESQUE to present them duly authenticated for settlement, to following:

Michael K. Self, Successor Co-Trustee
 Amy Hall, Successor Co-Trustee
 c/o Adam J. Long, Esq.
 Long & Long, LLC
 305 West Pittsburgh Street
 Greensburg, PA 15601

16/23/30 Jan

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pa., on the 12th day of January, 2026, for the purpose of obtaining a Certificate of Incorporation for a business corporation organized under the Business Corporation Law of 1988, as amended. The name of the corporation is **RYAN PREMIER MANAGEMENT CORP.**

April M. Schachtner
 Ward & Christner PC
 15 N Main Street
 Greensburg, PA 15601
 724-834-2102

16 Jan

NOTICE OF VOLUNTARY DISSOLUTION Business Corporation

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

Douglas J. Welty
 Welty & Welty LLP
 244 West Main Street
 Ligonier, PA 15658
 724-238-5877

16 Jan

NOTICE OF VOLUNTARY DISSOLUTION Business Corporation

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

Todd T. Turin
 Turin, DeMatt & Cavanaugh, P.C.
 115 North Main Street
 Greensburg, PA 15601
 (724) 838-1400

16 Jan

NOTICE OF TRUST ADMINISTRATION

NOTICE IS HEREBY GIVEN of the Administration of **THE WILLIAM M. POWELL, SR. AND SYLVIA M. POWELL REVOCABLE TRUST DATED MAY 15, 2007**. William M. Powell, Sr., late of the Borough of Vandergrift, County of Westmoreland, died on January 27, 2024 and Sylvia M. Powell, late of the Borough of Vandergrift, County of Westmoreland, died on February 27, 2025. All persons having claims against the Decedent or this trust are requested to make the same known to Lori M. Shotts, Co-Trustee c/o Geary, Loperfido & Generelli, LLC; 159 Lincoln Avenue, Vandergrift, PA 15690. All persons indebted to the Decedent, or this trust are requested to make payment without delay to Lori M. Shotts, at the same address.

16/23/30 Jan

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY Katie Pecarchik, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

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

ACCOUNTS PRESENTED FOR CONFIRMATION

AUDIT TO BE HEARD January 20, 2026 9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. MARGARET J. GEORGE, a/d MARGARET JEAN GEORGE—Diane Kubicek Exrx—Eric E. Bononi
2. KATHLEEN YEE, a/d KATHLEEN BATES, a/d KATHLEEN BATES YEE—Andrea Veres Admrx—William A. Brandstetter

3. JOYCE R. POLOJAC, a/d JOYCE ROBERTA POLOJAC—Thomas E. Polojac Exr—Richard M. Conte
4. IRMA CHOVANEC—Patricia A. Barkley Exrx—Anthony W. DeBernardo
5. PAUL CLARK REYNOLDS, a/d PAUL C. REYNOLDS—Linda S. Green Exrx—Joseph R. Govi
6. PAUL E. EDSALL, a/d PAUL EUGENE EDSALL—Sandra L. Loperfido Exrx—Larry D. Loperfido
7. SCOTT ALLEN KELLY JR.—Kristy Kelly Admrx—Keegan E. Miller-Johnson
8. MARY KAY LONG—Mary Beth Molnar Admrx—James S. Lederach
9. LOAETTIS J. DIVITTIS, a/d LEE DIVITTIS, a/d LOAETTIS DIVITTIS—Marc Andrew DiVittis Exr—Aimee R. Jim
10. THOMAS R. POLICICHIO, a/d THOMAS POLICICHIO—Cheryl Miller Exrx—George V. Welty

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Chris Scherer, Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on January 20, 2026 at 9:00 A.M. Prevailing Time in Courtroom 9.

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

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

9/16 Jan

SHERIFF SALES

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

MONDAY, MARCH 2, 2026

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

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE MARCH 12, 2026 (*WHICH IS 10 DAYS FROM SALE DATE*) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

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

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON MARCH 2, 2026 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: SCOTT A. SKOWRONEK a/k/a
SCOTT SKOWRONEK

Execution No.: 1435 OF 2018

Judgment Amt.: \$112,178.24

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: Scott A.
Skowronek a/k/a Scott Skowronek of in and to:

Avonmore Borough; 228 Westmoreland Avenue,
Avonmore, PA 15618; 0.00; Residential Dwelling;
DEED INSTRUMENT # 201803090007075;
MORTGAGE INSTRUMENT # 200910210042277

TAX MAP# 04-01-10-0-057

2.

Property of: Douglas D. Horvath, single

Execution No.: 19CJ02380

Judgment Amt.: \$31,645.83

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: Douglas D.
Horvath, single of in and to:

Township of Sewickley; 10831 Guffey Rillton Road,
Rillton, PA 15678; N/A; 0.00; Single Family Dwelling;
DBV 3787 PG # 263

TAX MAP# 58-03-00-0-179

3.

Property of: Helena Ryan a/k/a Helena Louise
Ryan

Execution No.: 4796 of 2021

Judgment Amt.: \$116775.20

Attorney: Eliza Garifullina, Esquire 200 Eagle Road,
Bldg 2, Suite 120, Wayne, PA 19087, 484-367-4191

ALL the right, title, interest and claim of: Helena Ryan
a/k/a Helena Louise Ryan of in and to:

City of Jeannette; 707 Mississippi Way, Jeannette,
PA 15644; 0.00; residential dwelling; DEED
INSTRUMENT #Book 2026 Page 525

TAX MAP# 14-04-01-0-170

4.

Property of: JAMES NEWINGHAM

Execution No.: 22CJ00522

Judgment Amt.: \$141,546.46

Attorney: Timothy A. Cirino, Esq., 1325 Franklin
Avenue, Suite 160, Garden City, NY 11530, (212)
471-5100

ALL the right, title, interest and claim of: VICTORIA
DODRILL, KNOWN HEIR OF JAMES A.
NEWINGHAM, DECEASED; RICHARD
NEWINGHAM, KNOWN HEIR OF JAMES A.
NEWINGHAM, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JAMES A.
NEWINGHAM, DECEASED; JAMES NEWINGHAM,
KNOWN HEIR OF JAMES A. NEWINGHAM,
DECEASED of in and to:

Borough of Arona; 810 NEWINGHAM LANE,
ARONA, PA 15617; 1.33 acreage; A RESIDENTIAL
DWELLING; DEED INSTRUMENT #
200103210012004

TAX MAP# 03-01-12-0-023

5.

Property of: Frederick K. Horman

Execution No.: 22CJ03387

Judgment Amt.: \$121,147.83

Attorney: Jared M. Greenberg Esq. 200 Eagle Road,
Bldg 2, Suite 120 Wayne, PA 49087, 484-367-4191

ALL the right, title, interest and claim of: Tamara
Peterson of in and to:

Township of Ligonier; 1221 Orchard Lane, Ligonier,
PA 15658, 0.00; residential dwelling; DEED
INSTRUMENT # 201407210022502

TAX MAP# 51-09-15-0-011, 51-09-15-0-010

6.

Property of: BERNARD N. CLEMENS,
DECEASED

Execution No.: 23CJ03035

Judgment Amt.: \$115,665.61

Attorney: ROBERT FLACCO, ESQ., 1325
FRANKLIN AVENUE, SUITE 160, GARDEN CITY,
NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: MARK D.
CLEMENS KNOWN HEIR OF BERNARD N.
CLEMENS, DECEASED; STEPHANIE LOUISE
HENSEL KNOWN HEIR OF BERNARD N.
CLEMENS, DECEASED; MICHAEL P. CLEMENS,
KNOWN HEIR OF BERNARD N. CLEMENS,
DECEASED; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER BERNARD N.
CLEMENS, DECEASED, of in and to:

BOROUGH OF SOUTH GREENSBURG; 2345
LOCUST STREET, GREENSBURG, PA 15601; 0.00
acreage; A RESIDENTIAL DWELLING; DEED Book
Volume 1972 and Page 614

TAX MAP# 33-02-07-0-083

7. Property of: William S. Gillingham A/K/A William Gillingham
Execution No.: 24CI00215
Judgment Amt.: \$83,160.11
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: William S. Gillingham A/K/A William Gillingham of in and to:
Greensburg, city; 424 N Pennsylvania Ave, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200409030053571
TAX MAP# 10-02-11-0-177
-
8. Property of: Dana M. Keller
Execution No.: 268-2024
Judgment Amt.: \$88,597.34
Attorney: Daniel J. Capecci, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539
ALL the right, title, interest and claim of: Dana M. Keller of in and to:
City of Monessen; 651 south 14th Street, Monessen, PA 15062; 0.000; Residential; INSTRUMENT # 202305080011151
TAX MAP# 20-02-06-0-107
-
10. Property of: KEVIN DOWDEN, IN HIS CAPACITY AS HEIR OF JAMES W. DOWDEN
Execution No.: 24CJ01469
Judgment Amt.: \$70,488.62
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle A. Coleman, Esquire PA ID No. 323583, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906
ALL the right, title, interest and claim of: KEVIN DOWDEN IN HIS CAPACITY AS HEIR OF JAMES W. DOWDEN; CURTIS DOWDEN, SR., IN HIS CAPACITY AS HEIR OF JAMES W. DOWDEN; JEFFREY DOWDEN, SR., IN HIS CAPACITY AS HEIR OF JAMES W. DOWDEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES W. DOWDEN of in and to:
City of Latrobe; 26 MILLER ST, LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 201203220011545
TAX MAP# 15-03-05-0-200
-
12. Property of: ROBERT NUTTALL AND CRYSTAL NUTTALL
Execution No.: 24CJ03388
Judgment Amt.: \$57,862.04
Attorney: Nicole Francese, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: ROBERT NUTTALL AND CRYSTAL NUTTALL of in and to:
SOUTH HUNTINGDON TOWNSHIP; 111 ALLEY STREET, SMITHTON, PA 15479; 0.00 acreage; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200503310015110
TAX MAP# 59-13-03-0-002
-
13. Property of: Estate of Kathryn Malarbi, deceased last record owner/ mortgagor, MaryKay Gatto, known heir of Kathryn Malarbi, Unknown heirs, devisees and personal representatives of Kathryn Malarbi, and his, her, their or any of their successors in right, title and interest
Execution No.: 3406 of 2024
Judgment Amt.: \$320,635.53
Attorney: Emmanuel J. Argentieri, Esq, 52 Newton Avenue, Woodbury, NJ 08096, (856) 384-1515
ALL the right, title, interest and claim of: Estate of Kathryn Malarbi, deceased last record owner/ mortgagor, MaryKay Gatto, known heir of Kathryn Malarbi, Unknown heirs, devisees and personal representatives of Kathryn Malarbi, and his, her, their or any of their successors in right, title and interest of in and to:
Monessen City; 1947 Grand Boulevard Monessen, PA 15062; RESIDENTIAL DWELLING; Book 3229 Page 91
TAX MAP# 20-02-16-0-204
-
14. Property of: RDH Investments, LLC
Execution No.: 24CJ04334
Judgment Amt.: \$260,586.55
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
ALL the right, title, interest and claim of: RDH Investments, LLC of in and to:
Township of Rostraver; 412 Belrose Drive, Rostraver Township, Pennsylvania 15012; Residential Dwelling; Instrument Number: 202111080046354
TAX MAP# 56-09-06-0-097
-
15. Property of: Joseph Freeman
Execution No.: 512-2018
Judgment Amt.: \$44,476.08
Attorney: Daniel J. Capecci, Esquire, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, NJ 08054-1539
ALL the right, title, interest and claim of: Joseph Freeman of in and to:
City of New Kensington; 452 Fourth Avenue, New Kensington, P 15068; 0.000; Residential; DBV 2367 PG# 86 (or) INSTRUMENT # 200511230061868
TAX MAP# 24-05-03-0-262
-
16. Property of: Lacy D. Chapman and Elizabeth N. Chapman a/k/a Elizabeth Chapman
Execution No.: 24CJ04974
Judgment Amt.: \$139,055.59
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
ALL the right, title, interest and claim of: Lacy D. Chapman and Elizabeth N. Chapman a/k/a Elizabeth Chapman of in and to:
Township of Hempfield; 413 Stone Church Road, Hunker, PA 15639; 2.227; Residential Dwelling; DBV 1371 PG# 504 (or) INSTRUMENT #: 201204160015228
TAX MAP# 50-38-00-0-079
-
17. Property of: KENNETH YINGLING AND GINA YINGLING
Execution No.: 24CJ05482
Judgment Amt.: \$127,186.02
Attorney: Danielle Johnson, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: Gina M Yingling, Deceased; Kenneth G Yingling; Colton Yingling; C. Y. (A Minor) Known Heir Of Gina M. Yingling, Deceased; K. Y. (Minor) Known Heir Of Gina M. Yingling, Deceased of in and to:
Loyalhanna Township; 3061 STATE ROUTE 981, TOWNSHIP OF LOYALHANNA, PA 15670 A/K/A 3061 STATE ROUTE 981, NEW ALEXANDRIA, PA 18670; 4.4; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201305030017442
TAX MAP# 52-09-00-0-033
-
18. Property of: Unknown Surviving Heirs of Bernadette I. Ankeney a/k/a Bernadette I. Cunningham, Deceased,
Execution No.: 25CJ00097
Judgment Amt.: \$161,363.89
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: Unknown Surviving Heirs of Bernadette I. Ankeney a/k/a Bernadette I. Cunningham, Deceased, of in and to:
Municipality of Murrysville; 5459 Logan Ferry Road, Murrysville, PA 15668; Residential Dwelling; DEED: DBV 2650 PG 153
TAX MAP# 49-03-00-0-007

19.

Property of: Don Carter, Heir of Roxanne E. Taylor, deceased, Omon Carter, Heir of Roxanne E. Taylor, deceased, Nyjewel Carter, Heir of Roxanne E. Taylor, deceased, The Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Roxanne E. Taylor, deceased

Execution No.: 25CJ00529

Judgment Amt.: \$164,572.45

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: Don Carter, Heir of Roxanne E. Taylor, deceased, Omon Carter, Heir of Roxanne E. Taylor, deceased, Nyjewel Carter, Heir of Roxanne E. Taylor, deceased, The Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Roxanne E. Taylor, deceased, of in and to:

City of Arnold; 2010 Victoria Avenue, New Kensington, PA 15068; 0; Residential Dwelling; DEED INSTRUMENT # 200309180076030; MORTGAGE INSTRUMENT # 200512070064491

TAX MAP# 02-02-03-0-242

20.

Property of: Craig P. Bloom

Execution No.: NO. 01352 OF 2025

Judgment Amt.: \$225,867.87

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

ALL the right, title, interest and claim of: Craig P. Bloom of in and to:

Unity Township; 215-217 Lakewood Road, Greensburg, PA 15601; Residential; INSTRUMENT # 20070105000947

TAX MAP# 61-11-16-0-125

21.

Property of: CARRIE L. RAMSEY A/K/A CARRIE LYNN LOVE, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF DARLEEN R. RAMSEY

Execution No.: 25CJ01774

Judgment Amt.: \$91,781.82

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: KENNETH D RAMSEY, SR, DECEASED AND DARLEEN R RAMSEY, DECEASED, HIS WIFE AND CARRIE L. RAMSEY, UNMARRIED of in and to:

LOWER BURRELL CITY; 153 ALDER ST, NEW KENSINGTON, PA 15068; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO.

TAX MAP# 17-05-04-0-034

22.

Property of: James A. Stiltenpole Jr. and Vickie Stiltenpole

Execution No.: 25CJ01842

Judgment Amt.: \$36,527.84

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: JAMES A. STILTENPOLE JR. AND VICKIE STILTENPOLE of in and to:

MOUNT PLEASANT, TWP; 268 POKER ROAD, MT PLEASANT, PA 15666; Lots 262, 263; A RESIDENTIAL DWELLING; 12335

TAX MAP# 53-07-14-0-017

24.

Property of: MICHAEL XANDER TERHORST AKA MICHAEL X. TERHORST, as Executor of the Estate of CHARLES CRUSAN AKA CHARLES B. CRUSAN, Deceased

Execution No.: 25CJ02089

Judgment Amt.: \$84,889.50

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

ALL the right, title, interest and claim of: MICHAEL XANDER TERHORST AKA MICHAEL X. TERHORST, as Executor of the Estate of CHARLES CRUSAN AKA CHARLES B. CRUSAN, Deceased of in and to:

Borough of Mount Pleasant; 210 North Church Street Mount Pleasant, PA 15666; LOT 91 HSE GAR; A RESIDENTIAL DWELLING; INSTRUMENT #202206020019760

TAX MAP# 21-01-11-0-046

25.

Property of: Michael Dematty

Execution No.: 25-CI-02121

Judgment Amt.: \$178,754.11

Attorney: Robert P. Wendt, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236

ALL the right, title, interest and claim of: Michael Dematty of in and to:

City of Greensburg; 410 Arch Ave, Greensburg, Pennsylvania, 15601; 3,327 Sq. Ft.; Storeroom Hse + PT Lots 230 & 231 35X84; DEED INSTRUMENT # 202309140023739

TAX MAP# 10-02-11-0-478

26.

Property of: Thomas E. Petrosky and United States of America

Execution No.: 25CJ02132

Judgment Amt.: \$112,889.12

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: Thomas E. Petrosky and United States of America of in and to:

Derry, Twp; 488 Schultz Avenue Rear A/K/A 488 Schultz Avenue, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200212300085038

TAX MAP# 45-40-16-0-148

27.

Property of: William J. Becker, III

Execution No.: 25CJ02254

Judgment Amt.: \$321,709.96

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: WILLIAM J. BECKER, III of in and to:

TOWNSHIP OF SEWICKLEY; 353 SLAUGHTER HOLLOW ROAD, IRWIN, PA 15642; A RESIDENTIAL DWELLING; 201712110042327

TAX MAP# 58-06-00-0-042

28.

Property of: Estate of Mary L. Domenick, deceased, last record owner/mortgagor C/o Robert Patrick Domenick, individually and as Executor of the Estate of Mary L. Domenick, deceased and James Jeffrey Domenick, known heir of the Estate of Mary L. Domenick, deceased.

Execution No.: 2313 of 2025

Judgment Amt.: \$144,002.62

Attorney: Emmanuel J. Argenti, Esq, 52 Newton Avenue, Woodbury, NJ 08096, (856) 384-1515

ALL the right, title, interest and claim of: Estate of Mary L. Domenick, deceased, last record owner/mortgagor C/o Robert Patrick Domenick, individually and as Executor of the Estate of Mary L. Domenick, deceased and James Jeffrey Domenick, known heir of the Estate of Mary L. Domenick, deceased. of in and to:

TOWNSHIP OF HEMPFIELD; 4535 Lincoln Avenue, Jeannette, PA 15644; RESIDENTIAL DWELLING; Instrument # 201201300004289

TAX MAP# 50-13-12-0-145

29.

Property of: William Stoner

Execution No.: 25 CI 02533

Judgment Amt.: \$71,496.51

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

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

Borough of Scottdale; 629 Garfield Avenue, Scottdale, PA 15683; Lot No 25 in Plan of Lots known as Moyer Place; Having thereon erected a dwelling house known as 629 Garfield Avenue, Scottdale, PA 15683; 202106020022355

TAX MAP# 30-02-06-0-359

31.

Property of: Darryl Keller and Debora Keller

Execution No.: 25CJ03012

Judgment Amt.: \$121,058.65

Attorney: Jared M. Greenberg Esq. 200 Eagle Road, Bldg 2, Suite 120 Wayne, PA 49087, 484-367-4191

ALL the right, title, interest and claim of: Darryl Keller and Debora Keller of in and to:

Borough of Avonmore; 15 Indiana Avenue, Avonmore, PA 15618; 0.34; residential dwelling; DEED INSTRUMENT # 201912100038367

TAX MAP# 04-01-14-0-013

32.

Property of: Anthony J. Cramer
 Execution No.: 25CJ03044
 Judgment Amt.: \$56,483.09
 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: Anthony J. Cramer of in and to:
 Borough of Scottsdale; 314 Market Street, Scottsdale, PA 15683; N/A; 0.00; Single Family Dwelling;
 INSTRUMENT #: 201607180022509
 TAX MAP# 30-02-02-0-307

33.

Property of: Chelsea R. August
 Execution No.: 25CJ03064
 Judgment Amt.: \$81,175.99
 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: CHELSEA R. AUGUST of in and to:
 ROSTRAVER TOWNSHIP; 360 SALEM CHURCH ROAD, BELLE VERNON A/K/A ROSTRAVER TOWNSHIP, PA 15012; A RESIDENTIAL DWELLING; 201308300035936
 TAX MAP# 56-06-00-0-020

34.

Property of: LISA M. DRESSEL
 Execution No.: 25CJ03203
 Judgment Amt.: \$32,068.10
 Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906
 ALL the right, title, interest and claim of: DANIEL A. DRESSEL, DECEASED AND LISA M. DRESSEL of in and to:
 SEWICKLEY TOWNSHIP; 47 CLOPPER ST. F/K/A 44 - 46 SEWICKLEY ST., HERMINIE, PA 15637; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 200201100002701
 TAX MAP# 58-07-12-0-072

35.

Property of: Sean M. McCollum
 Execution No.: 25CJ03310
 Judgment Amt.: \$114,797.80
 Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053
 ALL the right, title, interest and claim of: Sean M. McCollum of in and to:
 Vandergrift Borough; 130 East Adams Avenue, Vandergrift, Pennsylvania 15690; 37-01-06-0-250; 0.00; Residential property. INSTRUMENT #201808240026983
 TAX MAP# 37-01-06-0-250

36.

Property of: Michael E. Quidetto and Danielle L. Quidetto
 Execution No.: 2025-3326
 Judgment Amt.: \$72,355.37
 Attorney: Christopher C. Malloy, 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 E. Quidetto and Danielle L. Quidetto of in and to:
 Loyalhanna Township; 108 Oriole Drive, New Alexandria, PA 15670; Having thereon erected a dwelling house known as 108 Oriole Drive, New Alexandria, PA 15670; 201512140043129
 TAX MAP# 45-08-10-0-078

37.

Property of: Sara J. Geiger
 Execution No.: 25CJ03399
 Judgment Amt.: \$40,137.89
 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: Sara J. Geiger of in and to:
 North Huntingdon; 1260 Newton St, Larimer, PA 15647; N/A; RESIDENTIAL REAL ESTATE; DBV: 2218 and Page 513
 TAX MAP# 54-04-14-0-029

38.

Property of: Nicole M. Fitzmaurice, single
 Execution No.: 25CJ03525
 Judgment Amt.: \$22,831.75
 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: Nicole M. Fitzmaurice, single of in and to:
 City of Latrobe; 207 Avenue B, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200308080064431
 TAX MAP# 15-04-02-0-059, 15-04-02-0-058

39.

Property of: Marcella A. Barry, a married person
 Execution No.: 25CJ03601
 Judgment Amt.: \$95,215.00
 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: Marcella A. Barry, a married person of in and to:
 Township of North Huntingdon; 13460 St Clair Drive, North Huntingdon, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201204260017059
 TAX MAP# 54-06-03-0-074

40.

Property of: Scott M. Hubbard
 Execution No.: 25CJ03635
 Judgment Amt.: \$60,943.85
 Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
 ALL the right, title, interest and claim of: Scott M. Hubbard of in and to:
 Township of Washington; 717 Grange Drive, Apollo, PA 15613; 21; Residential Dwelling; DBV 604 PG# 3820 (or) INSTRUMENT #: 200609060043820
 TAX MAP# 63-08-07-0-021

42.

Property of: Sandra Lee Pollino, married
 Execution No.: 25CJ03724
 Judgment Amt.: \$106,372.88
 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: Sandra Lee Pollino, married of in and to:
 City of New Kensington; 717 Church Street, New Kensington, PA 15068; N/A; 0.00; Single Family Dwelling; DBV 2695 PG # 81
 TAX MAP# 24-05-08-0-064

43.

Property of: Kristi A. Collins, a single woman
 Execution No.: 25CJ03820
 Judgment Amt.: \$93,337.42
 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: Kristi A. Collins, a single woman of in and to:
 Borough of Trafford; 407 Homewood Avenue, Trafford, PA 15085; N/A; 60 X 115; Single Family Dwelling; INSTRUMENT #: 202001090000824
 TAX MAP# 36-03-04-0-077

44.

Property of: Angela T. Mangione, Executrix of the Estate of Joseph A. Mangione, deceased
 Execution No.: 25CJ03862
 Judgment Amt.: \$48,259.78
 Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
 ALL the right, title, interest and claim of: Angela T. Mangione, Executrix of the Estate of Joseph A. Mangione, deceased of in and to:
 Township of Hempfield; 221 Maryland Avenue, Greensburg, PA 15601; B; Residential Dwelling; DBV 506 PG# 5102 (or) INSTRUMENT #: 200512090055102
 TAX MAP# 50-21-06-0-058

45.

Property of: Kimberly J. Segiel and Michael R. Segiel

Execution No.: 25CJ03917

Judgment Amt.: \$181,127.46

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: Kimberly J. Segiel and Michael R. Segiel of in and to:

Township of North Huntingdon; 1940 Cheryl Drive, Irwin, PA 15642; Residential Dwelling; DEED: DBV 3969 PG 196

TAX MAP# 54-10-03-0-055

46.

Property of: Keith Jay Bomblatus

Execution No.: 3939 of 2025

Judgment Amt.: \$175,390.12

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

ALL the right, title, interest and claim of: Keith Jay Bomblatus of in and to:

Hempfield Township; 1139 Spruce Street, Greensburg, PA 15601; Brooklane Acres Plan / Lot No. 44; 8,800 square feet; Residential property. INSTRUMENT #: 200604130017062

TAX MAP# 50-21-15-0-072

47.

Property of: JEFFRY MURPHY AKA JEFFRY T. MURPHY

Execution No.: 25CJ03945

Judgment Amt.: \$170,508.15

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

ALL the right, title, interest and claim of: JEFFRY MURPHY AKA JEFFRY T. MURPHY of in and to:

MUNICIPALITY OF MURRYSVILLE; 341 Nature Trail Lane Murrysville, PA 15668; HSE UNIT 341; A RESIDENTIAL DWELLING; Book Page INSTRUMENT # 202407170017620

TAX MAP# 49-13-04-0-027

48.

Property of: Amanda M. Nealer

Execution No.: 25CJ04198

Judgment Amt.: \$137,078.70

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: Amanda M. Nealer of in and to:

City of Arnold; 2018 Leishman Ave, Arnold, PA 15068; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202311020028468

TAX MAP# 02-02-03-0-210

49.

Property of: Robert E. Shirley and Kelly S Shirley

Execution No.: 25CJ04211

Judgment Amt.: \$108,553.87

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: ROBERT E. SHIRLEY AND KELLY S SHIRLEY of in and to:

TOWNSHIP OF ALLEGHENY; 217 KAREN DRIVE, APOLLO, PA 15613; Lot No. 27 in the Sunnybrooke Plan of Lots No. 1; A RESIDENTIAL DWELLING; 200803110010014

TAX MAP# 42-16-10-0-042

50.

Property of: Kathleen R. Morcheid

Execution No.: 25CJ04258

Judgment Amt.: \$115,678.43

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

ALL the right, title, interest and claim of: Kathleen R. Morcheid of in and to:

North Huntingdon Township; 2331 Guffey Road, North Huntingdon a/k/a Irwin, Pennsylvania 15642; Sunset Valley Plan of Lots; 0.00; Residential property. INSTRUMENT #201607290024173

TAX MAP# 54-11-13-0-014

51.

Property of: Margaret G. Landon

Execution No.: 25CJ04528

Judgment Amt.: \$127,998.91

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: MARGARET G. LANDON of in and to:

ALLEGHENY TOWNSHIP; 412 CHESTNUT LANE, APOLLO, PA 15613; Lot No. B-6 in Allegheny Woodlands PRD Phase 1-A, a Planned Unit Development; A RESIDENTIAL DWELLING; 201503250008696

TAX MAP# 42-16-03-0-047

52.

Property of: Kelsey Rhea

Execution No.: 25CJ04784

Judgment Amt.: \$112,280.69

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: KELSEY RHEA of in and to:

CITY OF LATROBE; 119 WASHINGTON STREET, LATROBE, PA 15650; Parts of Lot Nos. 4 and 5 in Block "F" of the General Plan of the City of Latrobe; A RESIDENTIAL DWELLING; 202212090041353

TAX MAP# 15-03-05-0-258

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

16/23/30 Jan

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