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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

E JOHN BOLES, a/d, EUGENE JOHN BOLES, late of Hempfield Township, Westmoreland County, PA
Exr. & Atty.: Tyler J Jones
Victorian Commons
412 Main Street
Irwin PA 15642

PATRICIA J CASSA, late of Hempfield Township, Westmoreland County, PA
Exrs.: Ronald A Cassa
106 Pagano Dr
New Stanton PA 15672
Cathy A Cassa
721 Hecla Rd
Mount Pleasant PA 15666
Atty.: John K. Greiner
Tremba Greiner & Brooks LLC

JUNE J CZARNECKI, late of Hempfield Township, Westmoreland County, PA
Exr.: Robert R Czarnecki
129 Jasper Lane
Greensburg PA 15601
Atty.: Todd T Turin
Turin DeMatt & Cavanaugh PC

ROBERT J DOROHOVICH III, late of City of Jeannette, Westmoreland County, PA
Admrx.: Amy George
10 Potts Way
Greensburg PA 15601

MICHAEL J DRAG, a/d, MICHAEL DRAG, late of City of Greensburg, Westmoreland County, PA
Exr.: Victor G Moretti
158 Stotler Drive
Delmont PA 15626
Atty.: Philip D Luciano II
Abernathy, Hagerman & Miller P.C.
3960 William Flinn Hwy.
Allison Park PA 15101

KIP FEROCO, a/d, KIP JAMES FEROCO, a/d, KIP J FEROCO, late of Allegheny Township, Westmoreland County, PA
Exr.: Kenneth A Sanner
152 Ridgeview Rd
Sarver PA 16055
Atty.: Robert B. Liotta
Liotta Law Offices PLLC

GEORGE RAYMOND FLOREK, a/d, GEORGE R FLOREK, late of Penn Township, Westmoreland County, PA
Exr.: Howard R Swank Jr
2540 Skidmore Road
Greensburg PA 15601
Atty.: Richard M Conte
Pine Center Suite Two
2090 Harrison Avenue
Jeannette PA 15644

DOMENIC GALILEI, a/d, DOMENIC T. GALILEI, late of City of Monessen, Westmoreland County, PA
Exrx.: Tina Treater
370 Salem Church Rd.
Rostraver Twp. PA 15012

MARY ELLEN GUSH, late of Rostraver Township, Westmoreland County, PA
Exr.: Mark J Gush
221 Skyline Drive
Belle Vernon PA 15012

JOHN DAILY HAYDEN, a/d, JOHN D HAYDEN, late of City of Jeannette, Westmoreland County, PA
Admrx.: Cindy Hayden
626 Pitcairn Ave
Jeannette PA 15644

MARGARET HUDSON, late of City of Jeannette, Westmoreland County, PA
Admr.: Nelson Hetheron
101 Johnston St
Jeannette PA 15644
Atty.: Robert P. Domenick
826 Lowry Avenue
Jeannette PA 15644

JOEL I HUNT, a/d, JOEL HUNT, late of Fairfield Township, Westmoreland County, PA
Admr.: Ryan Hunt
5200 Rte 711
Bolivar PA 15923
Atty.: Richard A Messina
Messina Law Offices
508 Somerset Street
Johnstown PA 15901

M. ROXANE JOHNSTON, a/d, M. ROXANNE JOHNSTON, a/d, MARY ROXANNE JOHNSTON, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Roberta A Pritz
12549 Deborah Drive
North Huntingdon PA 15642
Atty.: Tyler J Jones

CHARLES KIRLIN, a/d, CHARLES ROBERT KIRLIN, late of Rostraver Township, Westmoreland County, PA
Exr.: Robert Kirlin
2112 Wilna Street
Bentleyville PA 15314
Atty.: Drew A Durbin
Lynch Law Group
501 Smith Drive Suite 3
Cranberry Township PA 16066

PATSY M MALLEY, late of North Huntingdon Township, Westmoreland County, PA
Exr.: Jason A Malley
1908 George Circle
North Huntingdon PA 15642
Atty.: Mark J Krauland
912 Western Ave
Pittsburgh PA 15233

JOSEPHINE METZ, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Lisa M. Garancsi
1391 Samantha Way
North Huntingdon PA 15642

MARGARET A PACEK, a/d, MARGARET ANN PACEK, a/d, MARGARET PACEK, late of South Greensburg Borough, Westmoreland County, PA
Exrx.: Kathleen Poole
315 Smartnick Road
Greensburg PA 15601
Atty.: Gregory C. Moore
Moore Becker Smarto & Acosta P.C.

CHRISTINA PODBESEK, a/d, CHRISTINA B PODBESEK, late of Sewickley Township, Westmoreland County, PA
 Exr.: Randy Urana
 4104 Lockport Drive
 Irwin PA 15642
 Atty.: Tyler J Jones

BARBARA RINDT, a/d, BARBARA H RINDT, late of Loyalhanna Township, Westmoreland County, PA
 Exr.: Lisa Rindt
 1307 Cochran Avenue
 North Apollo PA 15673
 Atty.: Christopher Skovira

KATHLEEN STERNER, late of Mount Pleasant Township, Westmoreland County, PA
 Exr.: Keely S Alcorn
 109 Zufall Ln
 Mount Pleasant PA 15666

EMMA F WELSH, late of Municipality of Murrysville, Westmoreland County, PA
 Admrx. c.t.a.: Marisa Hutsko
 5169 Pennsylvania Street
 Export PA 15632
 Atty.: Mark D. Bolkovac

SECOND PUBLICATION

JAMES L ARMBRUST, a/d, JAMES ARMBRUST, late of City of Monessen, Westmoreland County, PA
 Admrx.: Dawnne Anjeanette Pettit
 108 Surrey St
 Monessen PA 15062
 Atty.: Richard C Mudrick
 300 Fallowfield Avenue
 Charleroi PA 15022

SARA L BEAKEN, a/d, SARA LEE BEAKEN, a/d, SALLY BEAKEN, late of City of Latrobe, Westmoreland County, PA
 Exr.: Stacy L Beaken
 1345 Trent Dr
 Latrobe PA 15650

JENNIFER L BURNS, a/d, JENNIFER BURNS, late of Hempfield Township, Westmoreland County, PA
 Admrx.: Joanne L Hartzell
 11 S. Third Street
 Youngwood PA 15697
 Atty.: Anthony W DeBernardo Jr
 DeBernardo Antoniono McCabe & Davis

SHELBY J CALDERONE, a/d, SHELBY JEAN CALDERONE, late of Hempfield Township, Westmoreland County, PA
 Exr.: Stacey S Morrison
 PO Box 57
 Armbrust PA 15616
 Atty.: Marilyn M. Gaut

DOUGLAS G HASSINGER, late of Hempfield Township, Westmoreland County, PA
 Adm. c.t.a.: Brian Hassinger
 341 Walton Tea Room Road
 Greensburg PA 15601
 Atty.: Tyler J Jones

DALE E HENDERSON, late of Salem Township, Westmoreland County, PA
 Exr.: Marilyn L Henderson
 12 Delmar Court
 Delmont PA 15626
 Atty.: Scott A Fatur

THERESA P HENNINGER, a/d, THERESA HENNINGER, late of Hempfield Township, Westmoreland County, PA
 Exr.: Richard W. Henninger
 202 Laura St
 Jeannette PA 15644

ELSIE J HORAN, a/d, ELSIE HORAN, late of Rostraver Township, Westmoreland County, PA
 Exr.: Thomas D Horan
 165 Winfield Circle
 Greensburg PA 15601
 Atty.: Thomas W. Smith
 Mears, Smith, Houser & Boyle, P.C.

MAUREEN KANE, a/d, MAUREEN J KANE, a/d, MAUREEN S KANE, a/d, MAUREEN JOYCE KANE, late of Ligonier Township, Westmoreland County, PA
 Exr.: Paul Kane
 1623 Watterson Ct
 Pittsburgh PA 15241
 Atty.: Ryan P Cribbs
 Nakles and Nakles

MARGARET M KEIM, late of Youngstown Borough, Westmoreland County, PA
 Admrx.: Mary B Keim
 1240 Mission Road, Apt 24
 Latrobe PA 15650
 Atty.: Mary Ann Grec
 35 West Pittsburgh Street
 Greensburg PA 15601

ROBERT A KUCMEROSKI, a/d, BOB KUCMEROSKI, a/d, ROBERT ANTHONY KUCMEROSKI, late of City of Monessen, Westmoreland County, PA
 Exr.: Joshua Robert Kucmeroski
 1813 Cedaridge Drive
 South Park PA 15129
 Atty.: Nicolas J Sasso
 6 PPG Place, Third Floor
 Pittsburgh PA 15222

LINDA L KURIMSKY, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Kevin B Kurimsky
 3004 Lexington Court
 Export PA 15632
 Atty.: Molly M Creenan

DOLORES B MACKLIN, a/d, DOLORES BERNADINE MACKLIN, late of City of New Kensington, Westmoreland County, PA
 Exrs.: Jeffrey L Macklin
 411 Coal St
 Penn Boro PA 15675
 John R Northern
 450 Spring St
 New Kensington PA 15068

ALAN JOHN MANDERINO, a/d, JACK MANDERINO, a/d, ALAN J MANDERINO, late of City of Monessen, Westmoreland County, PA
 Adm.: Gino G Manderino
 6038 Blue Autumn Street
 North Las Vegas NV 89031

SHELDON MCGARRY, late of Salem Township, Westmoreland County, PA
 Exr.: Lori Ann White
 1819 Route 819
 Greensburg PA 15601
 Atty.: Robert J. Specht
 Morocco Morocco & Specht PC

PHILIP RUFF NULL, a/d, PHILIP NULL, a/d, PHILIP R NULL, late of Derry Township, Westmoreland County, PA
 Admrx.: Jennifer R Strimel
 210 Jefferson Avenue
 Downingtown PA 19335
 Atty.: Del P Nolfi III
 Ligonier Law

JOHN J REHAK, late of City of Greensburg, Westmoreland County, PA
 Adm.: William Rehak
 921 Edgewood Ave
 Lancaster PA 17603
 Atty.: Vanda Raszewski

LUCILLE SCHOENIG, a/d, LUCILLE B SCHOENIG, late of Washington Township, Westmoreland County, PA
 Exr.: Christine McFarlane
 15587 Annesley Road
 East Liverpool OH 43920
 Atty.: Thomas G Lawlor
 Lawlor & Lawlor PC
 979 Perry Highway
 Pittsburgh PA 15237

DENNIS S. SHILOBOD, a/d, DENNIS SHILOBOD, late of Hempfield Township, Westmoreland County, PA
 Exr.: Jennifer C. Nelson
 12 West Drive
 Bay Shore NY 11706
 Atty.: David S. DeRose
 Quatrini Law Group

TERRY SMALL, late of Unity Township, Westmoreland County, PA
 Exrs.: Abby Clark
 1102 Chaucer Drive
 Greensburg PA 15601
 Gary Small
 2 West Farms Lane
 Commack NY 11725
 Atty.: Wesley T. Long
 Long & Long

ELDENE SMITH, a/d, ELDENE SHILEY, a/d, ELDENE G SHILEY, late of Fairfield Township, Westmoreland County, PA
 Exr.: Leta L Brendlinger
 880 Muir Road
 Blairsville PA 15717
 Atty.: Del P Nolfi III
 Ligonier Law

CHARLES AUGUSTUS SMITH SR, a/d, CHARLES A SMITH, late of City of Lower Burrell, Westmoreland County, PA
 Admrx.: Patricia L Smith
 234 Fairview Dr
 Lower Burrell PA 15068

NOEL C STINE, a/d, NOEL CLAIRE STINE, late of City of New Kensington, Westmoreland County, PA
 Exr.: Mona Dajani Swartz
 425 Fynn Rd
 New Kensington PA 15068
 Atty.: Harold A. English
 H.A. English And Associates, PC
 4290 William Flinn Hwy, Suite 200
 Allison Park PA 15101

ALICE P TENCA, a/d, ALICE PATRICIA TENCA, late of Hempfield Township, Westmoreland County, PA
 Exr.: Shirley K Clement
 622 Grove Street
 Greensburg PA 15601
 Atty.: E. David Harr

KENNETH ALLEN THOMAS, a/d, KENNETH A THOMAS, late of City of Latrobe, Westmoreland County, PA
 Exr.: Donna Lee Royer
 817 Rolling Hills Road
 Ruffs Dale PA 15679
 Atty.: Corey Sacca
 Bononi & Company

GILDA R THOMPSON, a/d, GILDA THOMPSON, a/d, GILDA RESTAURI THOMPSON, late of Municipality of Murrysville, Westmoreland County, PA
 Exrs.: Carrie J Luko
 3120 Deerfield Court
 Murrysville PA 15668
 Timothy L Thompson
 3222 Tarr Hollow Road
 Murrysville PA 15668
 Atty.: Wesley T. Long
 Long & Long

DON E TURNER, a/d, DON EDWARD TURNER, late of City of Jeannette, Westmoreland County, PA
 Exr.: Douglas Patton
 23 Falkirk Drive
 Penn Hills PA 15235

ROBERT W WOJTKOWSKI, a/d, ROBERT WOJTKOWSKI, late of City of Monessen, Westmoreland County, PA
 Exrx.: Roberta Wavrek
 216 Luce Avenue
 Monessen PA 15062
 Atty.: Mark J. Shire

JUDITH D WOLFORD, a/d, JUDITH WOLFORD, a/d, JUDITH DIANE WOLFORD, late of Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Marsha Lyn Sebastian
 4900 School Rd S
 Export PA 15632
 Atty.: Vanda Raszewski

DANIEL ALAN ZANCHA, late of Hempfield Township, Westmoreland County, PA
 Admr. & Atty.: Vincent J. Finoli
 Finoli Law LLC
 229 South Maple Avenue
 Greensburg PA 15601

THIRD PUBLICATION

BARRY BERNARD, late of West Leechburg Borough, Westmoreland County, PA
 Admr.: Jennifer Bernard
 1109 Warren Ave
 New Kensington PA 15068
 Atty.: Katie Adams Killion
 Kontos Mengine Killion & Hassen
 603 Stanwix St, Two Allegheny Center
 Pittsburgh PA 15222

HERMAN HENRY BORN SR, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Kevin M Born
 4060 Hart Court
 Murrysville PA 15668
 Atty.: Colleen D Bratkovich
 6530 Route 22, Suite 310
 Delmont PA 15626

JAMES DZUGAN, a/d, JIM DZUGAN, late of City of New Kensington, Westmoreland County, PA
 Exr.: Joseph Gladowski
 876 Thompson Run Rd
 Harwick PA 15049
 Atty.: Samuel R Coury

JEFFREY F FORSHA, late of Derry Township, Westmoreland County, PA
 Admr.: Becky Steele
 6393 Route 982
 Blairsville PA 15717
 Atty.: Christopher E. Nichols

LOUIS A GOBLINGER, late of Unity Township, Westmoreland County, PA
 Exrx.: Lynette Diorio
 165 St Clair Hollow Lane
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

NORMA J GOEHRING, a/d, NORMA GOEHRING, a/d, NORMA JEAN GOEHRING, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Randy R Goehring
 670 Altman Street
 North Huntingdon PA 15642
 Atty.: Jerome L Tierney
 10531 Center Highway
 North Huntingdon PA 15642

EDWIN H GOTT JR, a/d, EDWIN HAYS GOTT JR, late of Ligonier Township, Westmoreland County, PA
 Exr.: Edwin H Gott III
 10 Springdowns Way
 Colorado Springs CO 80906
 Atty.: Stephen F Ban
 Metz Lewis Brodman Must O'Keefe LLC
 444 Liberty Avenue - Suite 2100
 Pittsburgh PA 15222

DOROTHY J HEACOX, late of Derry Township, Westmoreland County, PA
 Exrcs.: Karen Theis
 116 Mountaineer Ln
 Mount Pleasant PA 15666
 Patricia J Shvetts
 510 Hamilton Ave
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

LINDA J JOHNSTON, a/d, LINDA JOHNSTON, a/d, LINDA JANE JOHNSTON, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Janet L Holschue
 3130 Dove Drive
 North Huntingdon PA 15642
 Atty.: Adam J. Long
 Long & Long

ROBERT K JONES, a/d, ROBERT KENNETH JONES, late of Allegheny Township, Westmoreland County, PA
 Exr.: Darren A Jones
 3440 Garvers Ferry Road
 Lower Burrell PA 15068
 Atty.: Samuel R Coury

LINDA DIANE LASTER, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Gerald Laster
 330 Nelbon Ave
 Pittsburgh PA 15235
 Atty.: Keegan E. Miller-Johnson
 Bononi & Company, PC

DANIEL S LEHOSKY, late of Sewickley Township, Westmoreland County, PA
 Exrx.: Danielle Domasky
 132 Danielle Lane
 Herminie PA 15637
 Lori Kuzia
 3507 Kafmann Avenue
 Pittsburgh PA 15227
 Steven P Lehosky
 930 Fifth Avenue
 East McKeesport PA 15035

JEANNETTE P LIBERATORE, late of Washington Township, Westmoreland County, PA
 Exr.: Charles Liberatore Jr
 140 Jerome Drive
 Butler PA 16001
 Atty.: Richard A. Bruni

JOAN M MATT, a/d, JOAN MATT, a/d, JOAN MARY MATT, late of City of Lower Burrell, Westmoreland County, PA
 Exrx.: Suzette Carbaugh
 319 Hilltop Drive
 Lower Burrell PA 15068
 Atty.: Samuel R Coury

JEAN E MUNDY, a/d, JEAN EVELYN MUNDY, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Roger Mundy
 520 Brittany Court
 North Huntingdon PA 15642
 Atty.: Ryan Dansak
 Myers Duffy Dansak & Clegg, LLC

JUDITH C O'CONNELL, a/d, JUDITH C O'CONNELL, late of City of Greensburg, Westmoreland County, PA
 Exr.: John R O'Connell
 6641 Buttonbush Court
 Hilliard OH 43026
 Atty.: Adam J. Long
 Long & Long

MILDRED PALENCHAR, late of South Greensburg Borough, Westmoreland County, PA
 Exr.: Gregory Palenchar
 2333 Hunter Rd
 Greensburg PA 15601
 Atty.: Richard W. Schimizzi

ANITA MARIE QUATRINI, a/d, ANITA M QUATRINI, late of City of Latrobe, Westmoreland County, PA
 Admr.: Vincent J Quatrini Jr
 550 E Pittsburgh Street
 Greensburg PA 15601
 Atty.: David S. DeRose
 Quatrini Law Group

AUDREY PRINGLE SCOTT, a/d, AUDREY P SCOTT, late of Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Janice L Pringle
 24 Allegheny Avenue
 Oakmont PA 15139
 Atty.: Molly M Creenan

MARILYN P SHARICK, late of City of Lower Burrell, Westmoreland County, PA
 Exr.: David E Sharick
 8353 Knollwood Drive
 Allison Park PA 15101
 Atty.: Gino F. Peluso

ELIZABETH L STOLTZ, a/d, ELIZABETH STOLTZ, late of Vandergrift Borough, Westmoreland County, PA
 Exr.: Dennis Stoltz
 208 Emerson St
 Vandergrift PA 15690
 Atty.: Samuel R Coury

JOANN MAE TOBIAS, a/d, JOANN TOBIAS, late of City of Jeannette, Westmoreland County, PA
 Admr.: Cameron Anthony Tobias
 104 Pheasant Circle
 Ligonier PA 15658
 Atty.: Kenneth B. Burkley

MARTHA E VAN STAN, a/d, MARTHA E VANSTAN, a/d, MARTHA ELIZABETH VAN STAN, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Judy Burd
 1522 Broad Street
 Greensburg PA 15601
 Atty.: Lawrence F Becker III
 121 West Second Street
 Greensburg PA 15601

CHARLES A WEISEL, late of Mount Pleasant Borough, Westmoreland County, PA
 Exrx.: Sharon Hamric-Weis
 1006 Northfield Dr.
 Carlisle PA 17013

CHARLES A WELSCH, a/d, CHARLES ALFRED WELSCH, late of Unity Township, Westmoreland County, PA
 Exrx.: Sharon R Welsch
 1482 Monastery Dr
 Latrobe PA 15650
 Atty.: Nicole M Pardus
 Long & Long LLC

MARTIN WELSCH, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Sandra W Lavrinc
 2037 Clawson Ave
 Greensburg PA 15601
 Atty.: Adam J. Long
 Long & Long

CAROL A YANOK, a/d, CAROL YANOK, a/d, CAROL ANN YANOK, late of City of New Kensington, Westmoreland County, PA
 Exrx.: Mary C Balich
 423 Vernon Street
 New Kensington PA 15068
 Atty.: Samuel R Coury

JANET E ZAMBANINI, late of Irwin Borough, Westmoreland County, PA
 Exr.: Christopher Komyanik
 11305 McKee Road
 Irwin PA 15642
 Atty.: Seth Penner
 357 Regis Avenue, Suite 1
 Pittsburgh PA 15236

LEGAL NOTICE

In the Court of Common Pleas of Westmoreland County, Pennsylvania: No. 5527 of 2025.

In RE: Petition of MEGHAN MARIE MESSALINA FELICIANI a/k/a MEGHAN FELICIANI PHILLIPS for change of name to **MEGHAN FELICIANI PHILLIPS**. To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said petition and affixed the 29th day of December 2025, at 11:00 A.M. as the time and before the Honorable Harry F. Smail, Jr., Westmoreland County Courthouse, Greensburg, PA 15601, 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.

TYLER J. JONES, Esquire,
 Attorney for Petitioner
 412 Main Street
 Irwin, PA 15642
 (724) 861-8333

21 Nov

LEGAL NOTICES

NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of the **KINZLER LIVING TRUST DATED OCTOBER 3, 2024**, File No. 6525-2467. Edward L. Kinzler III, Grantor of the trust, of Apollo, Westmoreland County, Pennsylvania, died on July 12, 2025. All persons having claims against Edward L. Kinzler III are requested to make known the same to the trustee or attorney named below. All persons indebted to Edward L. Kinzler III are requested to make payment without delay to the trustee or attorney named below.

Gregory R. Kinzler, Trustee
 c/o Emily N. Masotto, Esquire
 Sechler Law Firm LLC
 500 Commonwealth Drive
 Warendale, PA 15086

7/14/21 Nov

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
 OF WESTMORELAND COUNTY,
 PENNSYLVANIA

No. 5491 of 2025

In re: Petition of Ameer Lynn Walko & Aiden Alexander Walko-Taylor for change of name to Amelia Elizabeth Walko & Aiden Alexander Walko

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 22nd day of January, 2026, at 1:15 P.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.

21 Nov

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **THE CLAUDE E. KEMP, JR. REVOCABLE LIVING TRUST DATED SEPTEMBER 25, 2023**. Claude E. Kemp, Jr. (the "decedent") late of Arnold, Westmoreland County, Pennsylvania, died on August 6, 2025. All persons having claims against the decedent or this trust are requested to make the same known to Jocelyn C. Truckley, Successor Trustee, at 1725 Fifth Avenue, Arnold, PA 15068. All persons indebted to the decedent or this trust are requested to make payment without delay to Jocelyn C. Truckley, Successor Trustee, at the same address.

SAMUEL R. COURY
 Attorney at Law
 1725 Fifth Avenue
 Arnold, PA 15068

21/28 Nov; 5 Dec

SHERIFF SALES

**JAMES ALBERT, Sheriff
of Westmoreland County, PA
MONDAY, JANUARY 5, 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 JANUARY 15, 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 JANUARY 5, 2026 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Stewart A. Pfeil
Execution No.: 512-2018
Judgment Amt.: \$232,767.26
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: Stewart A. Pfeil of in and to:
Penn Township; 117 Seslar Drive, Jeannette, PA 15644; 119; 0.000; Residential; INSTRUMENT#: 200103140010873
TAX MAP# 55-14-02-0-050

2.

Property of: NANCY SIMPSON and DEBORAH E. SIMPSON, JTWR0S
Execution No.: 2784 of 2020
Judgment Amt.: \$39,183.57
Attorney: Matthew L. Prather, Esquire, Bumbaugh I George I Prather I DeDiana, Old Trail Professional Building, 10526 Old Trail Road, North Huntingdon, PA 15642, 724.864.6840
ALL the right, title, interest and claim of: NANCY SIMPSON of in and to:
Jeannette, City; 1105 NORTH 3RD ST, Jeannette, PA 15644; 72.83 X 181.86 X IR; Residential Dwelling; DEED INSTRUMENT # 201907030019342
TAX MAP# 14-02-02-0-056

3.

Property of: Ryan Murphy, a married man and Shelby Murphy, his wife
Execution No.: 21CJ03960
Judgment Amt.: \$85,320.42
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: Ryan Murphy, a married man and Shelby Murphy, his wife of in and to:
Borough of Vandergrift; 221 Holmes Street, Vandergrift, PA 15690; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201609070028503
TAX MAP# 37-01-09-0-583

4.

Property of: Roy C. Monsour and United States of America
Execution No.: 4124 of 2022
Judgment Amt.: \$607,490.59
Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966
ALL the right, title, interest and claim of: Roy C. Monsour of in and to:
Ligonier Township; 119 Dakota Lane, Ligonier, PA 15658; 24.971 acres; Residential property. INSTRUMENT #: 201411050036103
TAX MAP# 51-22-00-0-080

5.

Property of: Melanie A. Seback
Execution No.: 22CI04731
Judgment Amt.: \$87,862.27
Attorney: BROCK & SCOTT, PLLC, Paige Zirrih Esq., ID: 334050, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
ALL the right, title, interest and claim of: MELANIE A. SEBACK of in and to:
CITY OF JEANNETTE; 701 SAINT CLAIR AVE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; 201508180028223
TAX MAP# 14-01-12-0-276

6.

Property of: Daniel Simone
Execution No.: 23CJ00156
Judgment Amt.: \$92,382.38
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 SIMONE of in and to:
CITY OF NEW KENSINGTON; 514 RIVERVIEW DR, NEW KENSINGTON, PA 15068; the Northerly one-half of Lot No. 100 in the Mt. Vernon Plan of Lots; A RESIDENTIAL DWELLING; 202203040008249
TAX MAP# 24-05-04-0-413

7.

Property of: Tyrone J. Williams
Execution No.: 23CJ02767
Judgment Amt.: \$157,587.34
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: TYRONE J. WILLIAMS of in and to:
SALEM TOWNSHIP; 238 2ND STREET, SLICKVILLE, PA 15684; Lot Numbered 238 on a certain map entitled "Slickville Plan of Lots"; A RESIDENTIAL DWELLING; 202101070000977
TAX MAP# 57-02-13-0-068

8. Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
 Property of: Barnes Aid Propco, LLC
 Execution No.: 23CJ03491
 Judgment Amt.: \$14,211,107.21 - a portion of a cross collateralized debt totaling \$180,888,194.76 plus \$489.50 in court costs
 ALL the right, title, interest and claim of: Kathryn Brasko a/k/a Kathleen Brasko a/k/a Kathleen Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Alex Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Unknown Surviving Heirs of Felix A. Brizuela, and United States of America of in and to:
 Township of Penn; 1103 Redoak Drive, Harrison City, Pennsylvania 15636; Residential Dwelling; Instrument Number: 200210080065025
 TAX MAP# 55-04-13-110
-
9. Attorney: Kenneth N. Schott, Esq., Samuel H. Clark, Esq., Burns White LLC, 48 26th Street, Pittsburgh, PA 15222 (412) 995-3000
 Property of: Bayberry Aid Propco, LLC
 Execution No.: 23CJ03492
 Judgment Amt.: \$4,760,498.67 - a portion of a cross collateralized debt totaling \$178,344,080.13 plus \$489.50 in court costs
 ALL the right, title, interest and claim of: Bayberry Aid Propco, LLC of in and to:
 City of Lower Burrell / City of New Kensington; 101 Little Road, Lower Burrell, PA 15068; 5.7 (Lower Burrell) and 1.1 (New Kensington); Commercial Property; DEED INSTRUMENT # 201307290030762
 TAX MAP# 17-05-02-0-324 / 24-04-02-0-036
-
10. Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111
 Property of: Susan Welesko, solely in her capacity as known Heir of Michael L. Hellman, deceased and The Unknown Heirs of Michael L. Hellman
 Execution No.: 24CJ00430
 Judgment Amt.: \$87,148.79
 ALL the right, title, interest and claim of: The Unknown Heirs of Michael L. Hellman of in and to:
 North Huntingdon Twp; 220 Porter Dr, North Huntingdon, PA 15642; N/A; RESIDENTIAL REAL ESTATE; DBV: 3605 and Page 39 Instrument # 09613
 TAX MAP# 54-07-10-0-070
-
11. Attorney: Brock & Scott, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
 Property of: Kathy Brasko a/k/a Kathleen Brasko a/k/a Kathleen Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Alex Brizuela, Known Surviving Heir of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, Unknown Surviving Heirs of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela, and United States of America
 Execution No.: 1994 OF 2024
 Judgment Amt.: \$312,458.74
-
12. Attorney: Brock & Scott, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
 Property of: Trenton N. Thompson
 Execution No.: 24CJ02225
 Judgment Amt.: \$63,095.88
 ALL the right, title, interest and claim of: TRENTON N. THOMPSON of in and to:
 TOWNSHIP OF HEMPFIELD; 2513 PORTLAND ST, GRAPEVILLE, PA 15634; Lot Nos. 99, 100, 101, 102 and 103 in the Plan of East Jeannette; A RESIDENTIAL DWELLING; 201703170008708
 TAX MAP# 50-08-13-0-146 & 50-08-13-0-147
-
13. 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
 Property of: RAYMOND H. LEWIS
 Execution No.: 2470 of 2024
 Judgment Amt.: \$67,861.72
 ALL the right, title, interest and claim of: RAYMOND H. LEWIS; ANDREA BAKER, IN HER CAPACITY AS HEIR OF SHARI F. LEWIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHARI F. LEWIS of in and to:
 HEMPFIELD TOWNSHIP; 128 REAR SHORT STREET A/K/A 110 ROGER LANE IRWIN, PA 15642; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200405040025954
 TAX MAP# 50-07-09-0-046
-
14. Attorney: Steven P. Kelly, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111
 Property of: Kim Hylander, solely in her capacity as known heir of Deborah L. Jackson, deceased and The Unknown Heirs of Deborah L. Jackson, deceased
 Execution No.: 24CJ04314
 Judgment Amt.: \$142,908.07
 ALL the right, title, interest and claim of: Kim Hylander, solely in her capacity as known heir of Deborah L. Jackson, deceased and The Unknown Heirs of Deborah L. Jackson, deceased of in and to:
 Hempfield twp.; 514 Newport Drive, Greensburg, PA 15601-6011; N/A; RESIDENTIAL REAL ESTATE; DBV: 3701 and Page 387
 TAX MAP# 50-29-06-0-130
-
15. Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
 Property of: ADRIANNE R. SHARP
 Execution No.: 24CJ04623
 Judgment Amt.: \$251,584.40
 ALL the right, title, interest and claim of: ADRIANNE R. SHARP of in and to:
 Township of North Huntingdon; 2513 Hi Ridge Drive North Huntingdon, PA 15642; HOUSE LOT 8; A RESIDENTIAL DWELLING; INSTRUMENT #202309270024807
 TAX MAP# 54-10-01-0-178
-
16. Attorney: Jared M. Greenberg, Esquire, 200 Eagle Road, Bldg 2, Suite 120, Wayne, PA 19087, 484-367-4191
 Property of: Alexis M. Doka
 Execution No.: 24CJ04958
 Judgment Amt.: \$69,931.75
 ALL the right, title, interest and claim of: Alexis M. Doka of in and to:
 Borough of Vandergrift; 508 Watson Street, Vandergrift, PA 15690; 0.00; A Residential Dwelling; DEED INSTRUMENT # 202207130024822
 TAX MAP# 37-01-09-0-040
-
17. Attorney: Matthew C. Falling, Esquire, Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976 (215) 572-8111
 Property of: Harry W. Hillen Jr. and Heather Hillen
 Execution No.: 25CJ00330
 Judgment Amt.: \$107,979.00
 ALL the right, title, interest and claim of: Harry W. Hillen Jr. and Heather Hillen of in and to:
 Scottdale, boro; 126 3rd Avenue, Scottdale, PA 15683; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200512190066656
 TAX MAP# 30-02-06-0-057
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18. Attorney: Brock & Scott, PLLC, Carolyn Treglia Esq., ID: 328659, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646
 Property of: Stephanie Stafford and Gerald Johnson
 Execution No.: 25CJ00389
 Judgment Amt.: \$108,917.92
 ALL the right, title, interest and claim of: STEPHANIE STAFFORD AND GERALD JOHNSON of in and to:
 NEW KENSINGTON CITY; 1341 TAYLOR AVE, NEW KENSINGTON, PA 15068; Lot No. 89 in Block No. 18 of the Burrell Improvement Company's Plan of Kensington; A RESIDENTIAL DWELLING; 202006080016381
 TAX MAP# 24-03-08-0-022

19.

Property of: Christopher A. Zupo and Joanna L. Zupo

Execution No.: 441 of 2025

Judgment Amt.: \$82,686.89

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

ALL the right, title, interest and claim of: Christopher A. Zupo and Joanna L. Zupo of in and to:

Unity Township; 1421 Marguerite Lake Road, Greensburg, PA 15601; Residential property. INSTRUMENT #: 201411120036894

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

20.

Property of: Deaubre Lightfoot

Execution No.: 25CJ00586

Judgment Amt.: \$90,409.61

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: Deaubre Lightfoot of in and to:

City of Monessen; 130 Pennsylvania Blvd, Monessen, PA 15062-2508; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201612230042262

TAX MAP# 20-03-04-0-128

21.

Property of: Lisa Henry, Constance Poorbaugh, Regina McKee, and Larry McKee, Jr., all in their capacity as Heirs of Ethel Marie McKee, Deceased and All Unknown Heirs of Ethel Marie McKee, Deceased

Execution No.: 686 of 2025

Judgment Amt.: \$54,867.29

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

ALL the right, title, interest and claim of: Lisa Henry, Constance Poorbaugh, Regina McKee, and Larry McKee, Jr., all in their capacity as Heirs of Ethel Marie McKee, Deceased and All Unknown Heirs of Ethel Marie McKee, Deceased of in and to:

City of Monessen; 1140 Graham Avenue, Monessen, PA 15062; 0.00; two story frame dwelling; Instrument No. 201601040000094

TAX MAP# 20-02-10-0-304

22.

Property of: Ryan J. Johnston

Execution No.: 25CJ00695

Judgment Amt.: \$110,074.52

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: RYAN J. JOHNSTON of in and to:

BOROUGH OF SCOTTTDALE; 23 NORTH STREET, SCOTTTDALE, PA 15683 AKA 902 NORTH ST., SCOTTTDALE, PA 15683; Lot No. 111 and part of Lot No. 110 in the North Side Land Co. Plan; A RESIDENTIAL DWELLING; 201905200014368

TAX MAP# 30-01-10-0-044

23.

Property of: Erwin E. Brandl

Execution No.: 25CJ00732

Judgment Amt.: \$39,689.85

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: ERWIN E. BRANDL of in and to:

CITY OF NEW KENSINGTON; 253 RIDGE AVE, NEW KENSINGTON, PA 15068; the Southerly 10 feet of lot numbered 78 and the Northerly 22-1/2 feet of lot numbered 79; A RESIDENTIAL DWELLING; DEED BOOK VOL. 2877, PG #532

TAX MAP# 24-03-16-0-032

24.

Property of: Pauline R. Reimer, Trustee of the Pauline R. Reimer Revocable Trust dated 2/28/2005

Execution No.: 25CJ00782

Judgment Amt.: \$29,232.22

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: Pauline R. Reimer, Trustee of the Pauline R. Reimer Revocable Trust dated 2/28/2005 of in and to:

Municipality of Murrysville; 5562 Old William Penn Highway, Export, PA 15632; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200504200018868

TAX MAP# 49-15-07-0-019

25.

Property of: RANDY J. MELLINGER

Execution No.: 25CJ01551

Judgment Amt.: \$51,344.05

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

ALL the right, title, interest and claim of: RANDY J. MELLINGER of in and to:

BOROUGH OF HYDE PARK; 605 4TH AVE, HYDE PARK, PA 15641; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 201109220034567

TAX MAP# 12-01-16-0-095

26.

Property of: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III and Kathryn A. Molitor

Execution No.: 1669 of 2025

Judgment Amt.: \$52,805.49

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

ALL the right, title, interest and claim of: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III and Kathryn A. Molitor of in and to:

City of Latrobe; 1319 Jefferson Street, Latrobe, PA 15650; 4,500 square feet; Residential property. INSTRUMENT #: 202401100000949

TAX MAP# 15-03-10-0-084

27.

Property of: ESTATE OF DONALD P. GORTON JR., DECEASED, LAST RECORD OWNER/ MORTGAGOR

Execution No.: X1717 of 2025

Judgment Amt.: \$202,487.23

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

ALL the right, title, interest and claim of: ESTATE OF DONALD P. GORTON JR., DECEASED, LAST RECORD OWNER/ MORTGAGOR of in and to:

MT. PLEASANT TOWNSHIP; 126 HOLLY PLACE, MT. PLEASANT TWP., PA 15666-2453; RESIDENTIAL DWELLING; Book 2738, Page 232

TAX MAP# 53-06-12-0-035

29.

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

Execution No.: 1952 of 2025

Judgment Amt.: \$63,981.25

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

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

City of Monessen; 11 Center Drive, Monessen, PA 15062; HOUSE & LOT 195, 100.5 X 242.52 X IR, A residential dwelling; DEED INSTRUMENT NO.: 201110050036320; MORTGAGE INSTRUMENT NO.: 201208150033798

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

30.

Property of: Cheryl A. Schafer

Execution No.: 25CJ01955

Judgment Amt.: \$160,593.28

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: Cheryl A. Schafer of in and to:

City of Arnold; 16-21 Kimball Avenue, Arnold, PA 15068; N/A; RESIDENTIAL REAL ESTATE; DBV: 3762 and Page 242 Instrument # 05939

TAX MAP# 02-02-08-0-218

31.

Property of: David E. Pezzano

Execution No.: 25CJ01956

Judgment Amt.: \$97,736.90

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

ALL the right, title, interest and claim of: David E. Pezzano of in and to:

Borough of Mt. Pleasant; 210 North Silver Street, Mount Pleasant, PA 15666; 7; Residential Dwelling; INSTRUMENT #: 201903140006985

TAX MAP# 21-01-15-0-315

32.

Property of: Catherine J. Micklow
 Execution No.: 25CJ02064
 Judgment Amt.: \$91,933.82
 Attorney: Steven P. Kelly, 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: Catherine J. Micklow of in and to:
 city of Latrobe; 215 Oak St, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; DBV: 2272 and Page 794 Instrument # 032801
 TAX MAP# 15-03-05-0-292

33.

Property of: LORI R. WILEY
 Execution No.: 25CJ02073
 Judgment Amt.: \$130,554.85
 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: LORI R. WILEY of in and to:
 MURRYSVILLE, municipality; 3251 CARDINAL CT, MURRYSVILLE, PA 15668; N/A; A RESIDENTIAL DWELLING; BOOK 3527 PAGE
 TAX MAP# 49-14-03-0-079

34.

Property of: BETH MCELROY A/K/A BETH A. MCELROY
 Execution No.: 2093 of 2025
 Judgment Amt.: \$98,451.73
 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: BETH MCELROY A/K/A BETH A. MCELROY; MATTHEW MCELROY A/K/A MATTHEW J. MCELROY of in and to:
 WASHINGTON TOWNSHIP; 138 BRANTHOOVER LN, EXPORT, PA 15632; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200201140003526
 TAX MAP# 63-16-00-0-200

35.

Property of: The Unknown Heirs of CATHLEEN M. WOOD AKA CATHLEEN WOOD, Deceased
 Execution No.: 25CJ02265
 Judgment Amt.: \$83,873.57
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
 ALL the right, title, interest and claim of: The Unknown Heirs of CATHLEEN M. WOOD AKA CATHLEEN WOOD, Deceased of in and to:
 Borough of Manor; 31 Observatory Street Manor, PA 15665; HSE GAR & LOT 64; A RESIDENTIAL DWELLING; INSTRUMENT #201406040016773
 TAX MAP# 19-03-08-0-030

36.

Property of: DEBBIE KEMP, IN HER CAPACITY AS HEIR OF DE ELDA JEAN PORTER
 Execution No.: 25CJ02304
 Judgment Amt.: \$82,788.07
 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: JODI CROWNOVER, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF DE ELDA JEAN PORTER; DEBBIE KEMP, IN HER CAPACITY AS HEIR OF DE ELDA JEAN PORTER; PAM BEST, IN HER CAPACITY AS HEIR OF DE ELDA JEAN PORTER; GEORGE GERMANICH A/K/A GEORGE D. GERMANICH, IN HIS CAPACITY AS HEIR OF DE ELDA JEAN PORTER; MARK GERMANICH, IN HIS CAPACITY AS HEIR OF DE ELDA JEAN PORTER of in and to:
 CITY OF LOWER BURRELL; 2728 EDNA STREET LOWER BURRELL, PA 15068; 1.20; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201009220033856
 TAX MAP# 17-03-10-0-073

37.

Property of: Joseph Monahan a/k/a Joseph J. Monahan, Personal Representative of the Estate of Charlotte Marie Monahan a/k/a Charlotte M. Monahan a/k/a Charlotte Monahan, Deceased
 Execution No.: 2534 of 2025
 Judgment Amt.: \$29,871.29
 Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966
 ALL the right, title, interest and claim of: Joseph Monahan a/k/a Joseph J. Monahan, Personal Representative of the Estate of Charlotte Marie Monahan a/k/a Charlotte M. Monahan a/k/a Charlotte Monahan, Deceased of in and to:
 North Huntingdon Township; 13971 Wayne Drive, North Huntingdon, PA 15642; Penns Woods Plan No. 3 / Lot No. 325; Residential property. DBV 1822 PG# 1012
 TAX MAP# 54-06-02-0-148

38.

Property of: Clint W. Jones
 Execution No.: 25CJ02584
 Judgment Amt.: \$170,556.70
 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: Clint W. Jones of in and to:
 South Huntingdon Township; 80 Kosor Road, West Newton, PA 15089; Residential Dwelling; DBV 3735 PG 151
 TAX MAP# 59-05-00-0-071

39.

Property of: Naomi Rorabaugh
 Execution No.: 2646 of 2025
 Judgment Amt.: \$88,172.31
 Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966
 ALL the right, title, interest and claim of: Naomi Rorabaugh of in and to:
 Ligonier Township; 1479 Darlington Road, Ligonier, PA 15658; 0.826 of an acre; Residential property. DBV 3084 PG# 131
 TAX MAP# 51-09-15-0-014

40.

Property of: Donald C. Wise, Jr. A/K/A Donald C. Wise
 Execution No.: 25CJ02802
 Judgment Amt.: \$38,636.53
 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: Donald C. Wise, Jr. A/K/A Donald C. Wise of in and to:
 Youngwood boro; 19 N. 3rd Street, Youngwood, PA 15697; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200308250069260
 TAX MAP# 41-01-16-0-048

41.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Charles W. Creevey, Deceased
 Execution No.: 2852 of 2025
 Judgment Amt.: \$52,893.61
 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 Charles W. Creevey, Deceased of in and to:
 City of Lower Burrell; 516 Arizona Drive, New Kensington, PA 15068; Oakdale Manor Plan / Lot No. 56; Residential property. DBV 2599 PG# 493
 TAX MAP# 17-05-03-0-149

42.

Property of: Kaylee Elizabeth Softcheck
 Execution No.: 25CJ03003
 Judgment Amt.: \$146,490.60
 Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
 ALL the right, title, interest and claim of: Kaylee Elizabeth Softcheck of in and to:
 Borough of Vandergrift; 121 Hamilton Avenue, Vandergrift, Pennsylvania 15690; Residential Dwelling; Instrument Number: 202209150032588
 TAX MAP# 37-01-06-0-527

43.

Property of: Robert M. Visnick
 Execution No.: 25CJ03118
 Judgment Amt.: \$190,993.39
 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 M. VISNICK of in and to:
 TOWNSHIP OF SALEM; 340 STORY RD, EXPORT, PA 15632; A RESIDENTIAL DWELLING; 202005080013342
 TAX MAP# 57-04-00-0-155

44.

Property of: JOSHUA W. RAICHEL A/K/A JOSHUA RAICHEL, IN HIS CAPACITY AS HEIR OF JANET M. RAICHEL
 Execution No.: 3150 of 2025
 Judgment Amt.: \$37,438.35
 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: JENNIFER M. GRAY A/K/A JENNIFER M. RAICHEL, IN HER CAPACITY AS ADMINISTRATRIX C.T.A. AND HEIR OF THE ESTATE OF JANET M. RAICHEL; JOSHUA W. RAICHEL A/K/A JOSHUA RAICHEL, IN HIS CAPACITY AS HEIR OF JANET M. RAICHEL of in and to:
 Township of Derry; 5184 STATE RT 982 F/K/A RR 1 BOX 187, BRADENVILLE, PA 15620; N/A; A RESIDENTIAL DWELLING; DBV 2401, PG# 638
 TAX MAP# 45-41-06-0-020

45.

Property of: Aleasha C. Kimmel f/k/a Aleasha C. Baker
 Execution No.: 3348 of 2025
 Judgment Amt.: \$104,968.77
 Attorney: Kristine M. Anthou, Esq., Grenen & Birsic, P.C.
 ALL the right, title, interest and claim of: Aleasha C. Kimmel f/k/a Aleasha C. Baker of in and to:
 Township of Mount Pleasant; 6889 State Route 819, Mount Pleasant, PA 15666; N/A; N/A; Residential Dwelling; INSTRUMENT #: 201402250005321
 TAX MAP# 53-15-11-0-006

46.

Property of: Elizabeth A. Lodovico
 Execution No.: 25CJ03439
 Judgment Amt.: \$98,962.21
 Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053
 ALL the right, title, interest and claim of: Elizabeth A. Lodovico of in and to:
 Borough of Export; 5817 Madison Avenue, Export, Pennsylvania 15632; 09-01-12-0-140; 0.00; Residential property. INSTRUMENT #201402180004443
 TAX MAP# 09-01-12-0-140

47.

Property of: KRYSTLE L. ZOWACKI
 Execution No.: 25CJ03446
 Judgment Amt.: \$103,134.83
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
 ALL the right, title, interest and claim of: KRYSTLE L. ZOWACKI of in and to:
 Borough of West Newton; 313 Pittsburgh Street West Newton, PA 15089; PT LOT 40, HSE; A RESIDENTIAL DWELLING; INSTRUMENT #202103040008593
 TAX MAP# 39-02-01-0-154

48.

Property of: Darlene Beran Fulmer, Known Surviving Heir of Marlene M. Beran, Diane Beran Franzino, Known Surviving Heir of Marlene M. Beran, and Unknown Surviving Heirs of Marlene M. Beran
 Execution No.: 3777 OF 2024
 Judgment Amt.: \$129,084.40
 Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
 ALL the right, title, interest and claim of: Darlene Beran Fulmer, Known Surviving Heir of Marlene M. Beran, Diane Beran Franzino, Known Surviving Heir of Marlene M. Beran, and Unknown Surviving Heirs of Marlene M. Beran of in and to:
 Borough of Scottsdale; 14 Stoner Street, Scottsdale, Pennsylvania 15683; Residential Dwelling; Instrument Number: 201509100031178
 TAX MAP# 30-02-02-0-318

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

14/21/28 Nov

NOTICE OF JUDICIAL SALE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, the following properties shall be offered for sale, free and clear of all delinquent taxes and municipal claims, mortgages and liens, charges and estates except separately taxed ground rents, to the highest bidder, on the **16th** day of **January, 2026** at **10:00 A.M.**, in the **Senior Judge Courtroom, Courthouse Annex, 4th Floor**, at the Westmoreland County Courthouse, 2 North Main Street, Greensburg, Pennsylvania 15601. The minimum bid is to be equal to all costs provided by law. **The Westmoreland County Land Bank may be a potential bidder for any or all of the below referenced properties.** The purchaser at such sale shall take and thereafter have an absolute title to the property sold. These properties were advertised for sale in the Westmoreland Law Journal and newspapers of general circulation in Westmoreland County prior to the annual Tax Claim Bureau Sale held in September, 1988 thru September, 2024.

All prospective bidders must pre-register as per Act 33 with the Tax Claim Bureau at least 10 days prior to the sale. If you have not pre-registered, you will not be permitted to bid. For additional information regarding pre-registration, please visit the Westmoreland County website and in the search bar at the top of the page, enter "Tax Sale Pre-Registration".

02-02-07-0-263	AFS Management LLC	3771 of 2025
02-02-07-0-707	Terry Lovelace	5273 of 2024
08-01-06-0-021	Kenneth George	568 of 2025
10-02-11-0-220	Estate of Roslyn Lavrich, her heirs and assigns and Commonwealth of Pennsylvania	5264 of 202
10-02-14-0-133	Estate of Patricia D. Pallitta, her heirs and assigns, and Commonwealth of Pennsylvania	5074 of 2024
14-01-11-0-069	Dolores E. McAuliffe	3020 of 2024
14-01-11-0-119	Summit Investments Trust	1590 of 2025
14-01-11-0-122	Robert S. Mayer	1591 of 2025
14-01-16-2-102	Arthur Daniel Scalzitti a/k/a Daniel Arthur Scalzitti	2897 of 2013
15-03-06-0-667	A. Roger Wigle, M.D., Ltd	2178 of 2025
17-08-10-0-003	Lisa M. Montgomery n/k/a Lisa M. Kandel	2219 of 2023
20-02-07-0-136	Estate of Pearl Eloise Grogan, her heirs and assigns, and Commonwealth of Pennsylvania	2168 of 2025
20-02-07-0-512	Investment Properties USA, LLC	2165 of 2025
20-02-07-0-708	Estate of Edward C. Rach, his heirs and assigns, and Commonwealth of Pennsylvania	5234 of 2024
20-02-08-0-406	Terri Lynn Guzzie	4483 of 2024
24-03-11-0-317	New Ken Property Group, LLC	1596 of 2025
24-03-12-0-029	David Hamer	2849 of 2025
24-03-15-0-470	Jeffrey S. Yockey and Kathleen K. Yockey	1598 of 2025
24-05-04-0-018	Estate of Dale D. Fogle a/k/a Dale Dallas Fogle, his heirs and assigns	717 of 2025
36-03-07-0-033	Sean A. Kerrigan	1479 of 2024
37-01-06-0-500	Mitch Randolph a/k/a Mitch Randolph	1630 of 2024
37-01-07-0-110	Asset Venture, Inc.	3750 of 2023
46-13-00-0-055	Estate of Joseph M. Zepp, his heirs and assigns, and Dorothy M. Zepp	809 of 2024
49-14-09-0-033	Prasad Marugabandhu a/k/a Prasad Margabandhu and Commonwealth of Pennsylvania	5238 of 2024
50-13-09-0-034-99-001	Estate of Donna M. Peat, her heirs and assigns and Commonwealth of Pennsylvania	3193 of 2025
50-18-02-0-022	Estate of Douglas P. Dunn, his heirs and assigns, and United States of America	2993 of 2020
51-17-03-0-012	Estate of Lee Halferty a/k/a Delbert Lee Halferty, his heirs and assigns, and Commonwealth of Pennsylvania	2862 of 2025
51-18-05-0-023	James M. Roberts and Jill A. Roberts	5244 of 2024
56-08-03-0-021	Estate of Mary Green, her heirs and assigns, and Commonwealth of Pennsylvania	1606 of 2025
56-08-03-0-023	Estate of Mary Green, her heirs and assigns, and Commonwealth of Pennsylvania	1607 of 2025

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