

Westmoreland Law Journal

The Official Legal Periodical of
Westmoreland County, Pennsylvania

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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

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Latrobe PA 15650

LEGAL NOTICES

NOTICE OF INCORPORATION Nonprofit Business Corporation

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 September 2, 2026, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is: **RAMS COMPETITIVE CHEER.**

11 Sep

BANKRUPTCY SALE

In re: Marah Shawna Urch, 23-21848-JCM

Real Property: 707 Short Street, Irwin, PA 15642, Tax Map I.D. 13 01 120 293

Sale to be held September 29, 2026, 2:30 PM, Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 or Courtroom C, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219

Contact: Attorney David Colecchia,
Debtor's Counsel, (724) 837-2320,
colecchia542@comcast.net

For information: <http://www.pawb.uscourts.gov/cgi-bin/csoai.cgi>

11 Sep

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 September 22nd, 2026 - 9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. MARY D'ANGELO—Larry D'Angelo Exr—James R. Antoniono, Esq
2. HEATHER ELIZABETH LARKINS-SMITH—Jane Adrienne Larkins Admr—William A. Brandstetter II, Esq
3. CAROLA A. BAKER—Deborah R. Erbstein Admr—Deborah R. Erbstein
4. M. DARLENE RUPINSKY a/d DARLENE RUPINSKY a/d MARGARET DARLENE RUPINSKY a/d M. D. KRUSHINSKI a/d M. DARLENE KRUSHINSKI a/d M. KRUSHINSKI a/d M.D. RUPINSKY a/d M. RUPINSKY a/d DARLENE KRUSHINSKI—Sherry L. Ott Extr—Scott A. Fatur, Esq
5. ROBERT STEPHEN VANGRIN a/d ROBERT S. VANGRIN a/d BOB VANGRIN—Anna M. Quinn Admr—Scott A. Fatur, Esq
6. WILLEEN L. BENEDUM a/d WILLEEN LUDWIG BENEDUM a/d W. L. BENEDUM—Henry A. Bergstrom Jr Trustee—Samantha J. Gagliardo, Esq
7. EDWARD DUANE LANTZ, JR—Sheree Key Admr—Aubrey H. Glover, Esq
8. GOLDIE M. PRITTS—Donna Tacza Extr—Jon M. Lewis, Esq
9. CORA JEAN BLACK—Thomas Shirer Exr—Jon M. Lewis, Esq
10. KATHLEEN A. CZECH—Jason R. Magyar Exr—David K. Lucas, Esq
11. BARBARA D. BURTYK-BONETTI BARBARA D. BONETTI a/d BARBARA D. BURTYK—Charles L. Burtik Exr—David K. Lucas, Esq
12. GILBERT D. MARKLE a/d GILBERT D. MARKLE, SR.—Dennis J. Markle Exr—David K. Lucas, Esq
13. PAUL WILLIAM SWARNER a/d PAUL W. SWARNER—William B. Swarnier Admr—Philip D. Luciano, II, Esq
14. LEONARD J. PYROCK—David L. Sprock Exr—Jessica L. Rafferty, Esq
15. PAUL J. IANNI a/d PAUL JOSEPH IANNI—Mary Crawford Extr—Vanda Raszewski, Esq
16. JOHN A. MORGAN—Robert Morgan, Jr. Exr—Daniel L. Sautel, Esq

17. MAXWELL E. LIZZA, JR. a/d MAX LIZZA a/d MAXWELL E. LIZZA—Joyce Ann Lizza Etx—Mark L. Sorce, Esq
18. JON R. COCHRAN a/d JON ROBERT COCHRAN a/d J. ROBERT FRITZ a/d JOHN ROBERT FRITZ—Linda M. Smith Admr—Todd T. Turin, Esq
19. NEAL EDWIN NICELY a/d NEAL E. NICELY—Frankie Graham Admr—George V. Welty, Esq

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 Harry F. Smail, Jr., Presiding Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on September 22, 2026 at 9:00 A.M. Prevailing Time in Courtroom 2.

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, telephone the office set below to find out where you can get legal help.

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

11/18 Sep

SHERIFF SALES

**JAMES ALBERT, Sheriff
of Westmoreland County, PA
MONDAY, NOVEMBER 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 NOVEMBER 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 NOVEMBER 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.: 1438 OF 2018
Judgment Amt.: \$124,105.75
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

3.
Property of: Amy Louis Arrigo,
Execution No.: 22CJ00917
Judgment Amt.: \$238,523.82
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: Amy Louis Arrigo of in and to:
Rostraver Township; 200 Municipal Drive f/k/a 200 Port Royal Road, Belle Vernon, PA 15012; Residential Dwelling; DEED INSTRUMENT #:201208300036025
TAX MAP# 56-14-00-0-162

4.
Property of: PATRICIA DOHN
Execution No.: 22CJ04778
Judgment Amt.: \$135,309.83
Attorney: Robert Flacco, Esquire, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: Patricia Dohn a/k/a Patricia Katherine Dohn (deceased) and Theresa L. Bellan (deceased) and George Medved (deceased), of in and to:
HEMPFIELD TOWNSHIP; 102 CAMBRUZZI HILL ROAD, IRWIN, PA 15642; 0.26 ACRES; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 22CJ04778
TAX MAP# 50-25-10-0-016

5.
Property of: Lindsay Elaine Lent
Execution No.: 3262 OF 2023

Judgment Amt.: \$159,277.51

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: Lindsay Elaine Lent of in and to:

City of Monessen; 18 Monessen Blvd, Monessen, PA 15062; 0.00; Residential Dwelling; DEED INSTRUMENT # 202009140029375; MORTGAGE INSTRUMENT # 2020009140029376

TAX MAP# 20-03-03-0-065

6.

Property of: SONCEE U. MILTON

Execution No.: 24CJ03282

Judgment Amt.: \$145,306.87

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

ALL the right, title, interest and claim of: SONCEE U. MILTON of in and to:

Borough of Derry; 513 East 1st Avenue Derry, PA 15627; 2 LOTS HSE; A RESIDENTIAL DWELLING; Instruemnt #202008120025182

TAX MAP# 06-01-10-0-244

8.

Property of: Charles R. Sarsfield, Jr.

Execution No.: 24CJ04212

Judgment Amt.: \$22,563.44

Attorney: Alyk L. Oflazian, Esquire (312912), 1055 E. Baltimore Pike, Suite 201, Media, PA 19063, (850) 422-2520

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

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

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

9.

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; 2.2; Residential Dwelling; INSTRUMENT #: 201204160015228

TAX MAP# 50-38-00-0-079

10.

Property of: Martin A. Majercak

Execution No.: 24CJ05034

Judgment Amt.: \$49,080.89

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: MARTIN A. MAJERCAK of in and to:

BOROUGH OF MOUNT PLEASANT; 780 WEST MAIN STREET, MT PLEASANT, PA 15666; A RESIDENTIAL DWELLING; 200504220019406

TAX MAP# 21-01-14-0-198

11.

Property of: Jonathan E. Strickler and Suzanne N. Strickler a/k/a Suzanne N. Schultheis a/k/a Suzanne N. Ramsey

Execution No.: 24CJ05285

Judgment Amt.: \$271,953.69

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: Jonathan E. Strickler and Suzanne N. Strickler a/k/a Suzanne N. Schultheis a/k/a Suzanne N. Ramsey of in and to:

Borough of New Stanton; 111 Pagano Drive, New Stanton, PA 15672; Residential Dwelling; DEED INSTRUMENT #: 201412120040517

TAX MAP# 64-04-05-0-064

12.

Property of: GARY W. SHUEY, DECEASED AND BONNIE H. SHUEY, DECEASED

Execution No.: 24CJ05488

Judgment Amt.: \$161,019.56

Attorney: Friedman Vartolo, LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (212) 471-5100

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

Hempfield, Twp; 16 LANDIS AVENUE, JEANNETTE, PA 15644; 0.00 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT #N/A BOOK #3455 Page #546

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

13.

Property of: Florence Magill and William W. Magill

Execution No.: 25CJ00446

Judgment Amt.: \$214,785.48

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: Florence Magill and William W. Magill of in and to:

Hempfield; 2571 Skidmore Rd, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201005130016047

TAX MAP# 50-28-00-0-085 and 50-28-00-0-086

14.

Property of: Frederick Angstadt

Execution No.: 25CJ02524

Judgment Amt.: \$53,445.95

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: Frederick Angstadt of in and to:

Township of Salem; 415 Pennsylvania Avenue, Slickville, PA 15684; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201704050010934

TAX MAP# 57-02-10-0-015, 57-02-10-0-016

15.

Property of: Richard L Kienzle

Execution No.: 25CJ03389

Judgment Amt.: \$94,682.45

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: RICHARD L KIENZLE of in and to:

TOWNSHIP OF HEMPFIELD; 127 CHAPEL VIEW DR, AKA 127 CHAPEL VIEW DR, GREENSBURG, PA 15601; "Parcel A" in the subdivision of Lot No. 26, Chapel Hill 3rd Addition and Lot No. 25 in the Chapel Hill 3rd Addition; A RESIDENTIAL DWELLING; INSTRUMENT #: 200210010063262 AND 200612200061466

TAX MAP# 50-09-11-0-128

16.

Property of: TNT REHABS, INC

Execution No.: 25CJ03781

Judgment Amt.: \$198,055.20

Attorney: Alyk Oflazian, Esquire (312912), 1055 E. Baltimore Pike, Suite 201, Media, PA 19063, (850) 422-2520

ALL the right, title, interest and claim of: TNT REHABS, INC, of in and to:

ARNOLD CITY; 1424 4th Avenue, New Kensington, PA 15068; 1,613 square foot lot; A Residential Dwelling; Instrument: 202402280004758

TAX MAP# 02-02-07-0-402

17.

Property of: GDUP Better Business Solutions LLC, a Pennsylvania limited liability company

Execution No.: 25CJ03919

Judgment Amt.: \$125,049.45

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: GDUP Better Business Solutions LLC, a Pennsylvania limited liability company of in and to:

City of Jeannette; 318 North 1st Street Jeannette, PA 15644-1801, and 409 North 4th Street, Jeannette, PA 15644-1744; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202007280022926

TAX MAP# 14-02-09-0-066 and 14-02-09-0-548

18.

Property of: Deborah A. Davis and Ryan Scott Davis

Execution No.: 25CJ04001

Judgment Amt.: \$220,341.19

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: Deborah A. Davis and Ryan Scott Davis of in and to:

Mount Pleasant Twp; 102 Heimann Rd, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201206070023822

TAX MAP# 53-07-00-0-054

19.

Property of: BRUCE A. AUMAN

Execution No.: 25CJ04013

Judgment Amt.: \$102,635.69

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle 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: BRUCE A. AUMAN; TERIA P. AUMAN of in and to:

COOK TOWNSHIP; 1621 ROUTE 711, STAHLSTOWN, PA 15687; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 200208090051348

TAX MAP# 44-17-02-0-006

20.

Property of: GEORGE E. CURTIS JR. and MICHELLE E. CURTIS

Execution No.: 25CJ04495

Judgment Amt.: \$290,935.42

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

ALL the right, title, interest and claim of: GEORGE E. CURTIS JR. and MICHELLE E. CURTIS of in and to:

Township of Derry; 169 Spring Road Blairsville, PA 15717; HSE GAR; A RESIDENTIAL DWELLING; INSTRUMENT #202110190043456

TAX MAP# 45-17-00-0-062

21.

Property of: Adam A. Pavlik and Amanda Pavlik

Execution No.: 25CJ04635

Judgment Amt.: \$167,214.05

Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1105, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Adam A. Pavlik and Amanda Pavlik of in and to:

TOWNSHIP OF LIGONIER; 102 Oakview Drive, Ligonier, PA 15658; Residential Dwelling; Instrument Number: 201902150004361 in Book Number: 1958 and Page Number: 568

TAX MAP# 51-17-09-0-086

22.

Property of: Charlene Gray and Geraldine Thomas

Execution No.: 25CI04827

Judgment Amt.: \$351,278.45

Attorney: Nicholas J. Kiger, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 412-530-1025

ALL the right, title, interest and claim of: Charlene Gray and Geraldine Thomas of in and to:

Township of Penn; 3070 CLARIDGE EXPORT RD, JEANNETTE, PA 15644 A/K/A 6199 Claridge Export Road, Jeannette, PA 15644 A/K/A 3037 Claridge Export Road, Jeannette, PA 15644; 5.00; Residential Dwelling; DEED: Instrument No. 200306230048685; MORTGAGE: Instrument No. 200704020014743; DISTRICT 55; MAP # 10; PAGE 00; SUB-PAGE 0; PARCEL 138

TAX MAP# 55-10-00-0-138

23.

Property of: John V. Cerra

Execution No.: 25CJ05091

Judgment Amt.: \$230,439.79

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: John V. Cerra of in and to:

Municipality of Murrysburg; 5303 Faulk Drive, Export, PA 158632; Residential Dwelling; DEED INSTRUMENT #: 201301150001874

TAX MAP# 49-16-12-0-051 and 49-16-12-0-117

24.

Property of: Christopher McCarthy

Execution No.: 25CJ05345

Judgment Amt.: \$57,484.91

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: Christopher McCarthy of in and to:

North Huntingdon; 340 McDonald Drive, North Huntingdon, PA 15642; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201904230011340

TAX MAP# 54-07-11-0-018

26.

Property of: T AK Valley Contracting LLC

Execution No.: 25-CI-05798

Judgment Amt.: \$109,351.39

Attorney: Sarah A. Elia, Esq., 2000 Market Street, 13th Floor, Philadelphia, PA 19103

ALL the right, title, interest and claim of: T AK Valley Contracting LLC of in and to:

City of Arnold; 1625 4th Avenue, New Kensington, PA 15068; None; Residential Dwelling; INSTRUMENT# 202407180017751

TAX MAP# 02-02-07-0-165

27.

Property of: Jeffrey M. Hanlin and The Jeffrey Michael Hanlin, Sr. Revocable Trust Dated June 20, 2017

Execution No.: 25CI06214

Judgment Amt.: \$13,730.81

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

ALL the right, title, interest and claim of: Jeffrey M. Hanlin and The Jeffrey Michael Hanlin, Sr. Revocable Trust Dated June 20, 2017 of in and to:

Penn Township; 17 CONCORD DR IRWIN, PA 15642; 0.00; Residential Dwelling; Instrument No. 201709180031744; DISTRICT 55; MAP # 08; PAGE 16; SUB-PAGE 0; PARCEL 048

TAX MAP# 55-08-16-0-048

28.

Property of: John J. Leancu and Samantha J. Leancu

Execution No.: 26CJ00080

Judgment Amt.: \$101,645.28

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: John J. Leancu and Samantha J. Leancu of in and to:

South Greensburg; 1637 Poplar St, Greensburg, PA 15601-5455; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201606080017791

TAX MAP# 33-02-03-0-393

29.

Property of: NICOLE R. BYRON

Execution No.: 26CI00269

Judgment Amt.: \$95,685.19

Attorney: Ashleigh Levy Marin, Esq., Fein, Such, Kahn & Shepard, P.C., Suite 121, Allentown, PA 18195, (610) 395-3535

ALL the right, title, interest and claim of: NICOLE R. BYRON of in and to:

CITY OF MONESSEN; 344 JO ANN DRIVE, MONESSEN, PA 15062; 0.1983; Single Family dwelling; INSTRUMENT # 202111230048647

TAX MAP# 20-01-09-0-025

30.

Property of: John A. Horwatt and Erica M. Horwatt

Execution No.: 26CJ00608

Judgment Amt.: \$104,351.90

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

ALL the right, title, interest and claim of: John A. Horwatt and Erica M. Horwatt of in and to:

City of Lower Burrell; 3152 VERMONT DRIVE, LOWER BURRELL, PA 15068; 0.00; Residential Dwelling; Instrument No. 200210020063629; DISTRICT 17; MAP # 06; PAGE 05; SUB-PAGE 0; PARCEL 005

TAX MAP# 17-06-05-0-005

32.

Property of: Marci L. McGuire a/k/a Marci L. Supernovich and Thomas F. McGuire

Execution No.: 26CJ00717

Judgment Amt.: \$211,971.66

Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1105, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Marci L. McGuire a/k/a Marci L. Supernovich and Thomas F. McGuire of in and to:

Township of North Huntingdon; 2379 Hi Ridge Drive, Irwin, PA 15642; Residential Dwelling; Instrument Number: 200107100035693

TAX MAP# 54-10-01-0-170

34.

Property of: MELISSA SHUSHOK

Execution No.: 26CJ00813

Judgment Amt.: \$124,544.32

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

ALL the right, title, interest and claim of: MELISSA SHUSHOK, of in and to:

ROSTRAVER TOWNSHIP; 0.8825 OF AN ACRE; 4917 STATE ROUTE 51 SOUTH, ROSTRAVER TOWNSHIP, PA 15012 (fka 4916 STATE ROUTE 51 SOUTH, ROSTRAVER TOWNSHIP, PA 15012); A residential dwelling house; DEED INSTRUMENT #202110010040918

TAX MAP# 56-05-00-0-093

35.

Property of: Amanda J. Helman and Jessica Helman, married

Execution No.: 26CJ01006

Judgment Amt.: \$46,476.76

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: Amanda J. Helman and Jessica Helman, married of in and to:

City of Arnold; 1940 Leishman Avenue, New Kensington, PA 15068; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201908130023834

TAX MAP# 02-02-03-0-341

36.

Property of: BROTHERS DEVELOPMENT & IMPROVEMENT, LLC

Execution No.: 1772 of 2026

Judgment Amt.: \$117,500.00

Judgment Debtor: CHARLES EDWARDS, III

Attorney: ELISABETH W. MOLNAR, ESQUIRE; POLLOCK BEGG, 525 WILLIAM PENN PLACE, SUITE 3501, PITTSBURGH, PA 15219; (412) 471-9000

ALL the right, title, interest and claim of: BROTHERS DEVELOPMENT & IMPROVEMENT, LLC of in and to:

CITY OF NEW KENSINGTON

PARCEL 1: 220 RIDGE AVENUE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; DEED INSTRUMENT #202401230001793; N/A
TAX MAP #24-03-16-0-052

PARCEL 2: 1312 WOODMONT AVENUE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; DEED INSTRUMENT #202301300002112; N/A
TAX MAP# 24-03-12-0-021

37.

Property of: MICHELE GARUFI

Execution No.: 26CJ01291

Judgment Amt.: \$221,265.79

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Kevin E. Cordero, Esquire PA ID No. 329340, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: MICHELE GARUFI; ROSE MARIE BAUMAN of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 9018 HILL DR, NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 202408160020730

TAX MAP# 54-12-01-0-020

38.

Property of: DESHONDAA. GOODLOW

Execution No.: 26CJ01450

Judgment Amt.: \$84,047.60

Attorney: FRIEDMAN VARTOLO LLP, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: Deshonda A. Goodlow of in and to:

Borough of Trafford; 163 EAST GILMORE AVENUE, TRAFFORD, PA 15085; 50x110 0.126 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 202004230011701

TAX MAP# 36-03-07-0-151

39.

Property of: Carley M. Kastriba, unmarried and Robert G. Shearer, III, married

Execution No.: 26CJ01527

Judgment Amt.: \$133,291.75

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: Carley M. Kastriba, unmarried and Robert G. Shearer, III, married of in and to:

Township of North Huntingdon; 1060 North Whitmore Road, North Huntingdon, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201602260006263

TAX MAP# 54-11-01-0-098

40.

Property of: SARAH KAUFMAN AS CO-ADMINISTRATRIX OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED; DAVID V. THOMPSON JR. AS CO-ADMINISTRATOR OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED

Execution No.: 26CJ01537

Judgment Amt.: \$152,320.60

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

ALL the right, title, interest and claim of: SARAH KAUFMAN AS CO-ADMINISTRATRIX OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED; DAVID V. THOMPSON JR. AS CO-ADMINISTRATOR OF THE ESTATE FOR DAVID V. THOMPSON, SR. A/K/A DAVID THOMPSON, DECEASED of in and to:

City of Greensburg; 1023 CRANSTON DRIVE, GREENSBURG, PA 15601; 0.27 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201709290033561

TAX MAP# 10-01-07-0-025

42.

Property of: Anna L. Baughman

Execution No.: 1546 of 2026

Judgment Amt.: \$19,244.61

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: Anna L. Baughman of in and to:

Township of Penn; 754 Meadowbrook Road f/k/a 391 Meadowbrook Road, Trafford, Pa 15085; Residential; DBV 1904 PG# 1094

TAX MAP# 55-02-11-0-084

43.

Property of: Lisa Detar

Execution No.: 26CJ01595

Judgment Amt.: \$64,730.95

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: Lisa Detar of in and to:

Township of Hempfield; 4030 Colfax Street, Iriwn, PA 15642; Residential Dwelling; DEED INSTRUMENT #: 201811070035553

TAX MAP# 50-07-09-0-072

44.

Property of: Scott B. Salancy

Execution No.: 26CJ01603

Judgment Amt.: \$65,259.95

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

ALL the right, title, interest and claim of: Scott B. Salancy of in and to:

City of Latrobe; 1010 Jefferson Street, Latrobe, PA 15650; Unit 2, Lower Level; Having thereon erected a dwelling house known as 1010 Jefferson Street, Latrobe, PA 15650; INSTRUMENT NO. 202405080011225

TAX MAP# 15-03-10-0-139

45.

Property of: Robert P. Lauffer and Cynthia L. Lauffer, husband and wife

Execution No.: 26CJ01611

Judgment Amt.: \$104,114.73

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: Robert P. Lauffer and Cynthia L. Lauffer, husband and wife of in and to:

Borough of Youngwood; 602 Burton Avenue, Youngwood, PA 15697; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200610180051347

TAX MAP# 41-02-03-0-052

46.

Property of: DONNA L. MILLER FKA DONNA L. DUBOVSKY

Execution No.: 26CJ01664

Judgment Amt.: \$61,708.99

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

ALL the right, title, interest and claim of: DONNA L. MILLER FKA DONNA L. DUBOVSKY of in and to:

Township of North Huntingdon; 1121 5th Street Westmoreland City, PA 15692; HOUSE & LOT 24; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201207100028464

TAX MAP# 54-08-11-0-122

47.

Property of: STEVEN LANCE ROBINSON

Execution No.: X1684 OF 2026

Judgment Amt.: \$145,894.72

Attorney: Adam J. Long, Esquire, Long & Long, LLC, 305 West Pittsburgh Street, Greensburg, PA 15601

ALL the right, title, interest and claim of: Steven Lance Robinson of in and to:

Township of Penn; 116 Duncan Street, Jeannette, PA 15644; Residential Dwelling; DEED: Instrument No. 202504170009722; MORTGAGE: Instrument No. 202504210009825

TAX MAP# 55-09-14-0-003

48.

Property of: Joseph J. Monahan, Administrator
of the Estate of Charlotte Monahan
a/k/a Charlotte Marie Monahan
a/k/a Charlotte M. Monahan

Execution No.: 26CJ01820

Judgment Amt.: \$22,669.72

Attorney: McCabe, Weisberg & Conway, LLC 1420
Walnut St., Ste. 1105, Philadelphia, PA 19102

ALL the right, title, interest and claim of: Joseph J.
Monahan, Administrator of the Estate of Charlotte
Monahan a/k/a Charlotte Marie Monahan a/k/a
Charlotte M. Monahan of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 13971
Wayne Drive, North Huntingdon, PA 15642;
Residential Dwelling; Book Number: 1822 and Page
Number: 1012

TAX MAP# 54-06-02-0-148

49.

Property of: Dennis M. Aquilino a/k/a Dennis
Aquilino and Nancy L. Aquilino
a/k/a Nancy Aquilino

Execution No.: 26CJ01983

Judgment Amt.: \$111,861.27

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

ALL the right, title, interest and claim of: Dennis M.
Aquilino a/k/a Dennis Aquilino and Nancy L. Aquilino
a/k/a Nancy Aquilino of in and to:

Township of Hempfield; 515 Hickory Drive,
Greensburg, Pennsylvania 15601; 50-22-01-0-027;
0.00; Residential property. INSTRUMENT
#201611290038742

TAX MAP# 50-22-01-0-027

50.

Property of: Melissa Seibel, unmarried woman

Execution No.: 26CJ02131

Judgment Amt.: \$126,165.23

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: Melissa
Seibel, unmarried woman of in and to:

Borough of Irwin; 619 Chestnut Street, Irwin, PA
15642; N/A; 0.00; Single Family Dwelling;
INSTRUMENT #: 202305180012175

TAX MAP# 13-01-12-0-217

51.

Property of: Anthony Cortazzo, IV

Execution No.: 2026-2549

Judgment Amt.: \$195,792.51

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

ALL the right, title, interest and claim of: Anthony
Cortazzo, IV of in and to:

City of Jeannette; 406 Vine Street, Jeannette, PA
15644; Paruco Plan of Lots, Lots 4, 5, part of 6, part
of 7, part of 8, Block Q; N/A; N/A; INSTRUMENT #:
202204010012202

TAX MAP# 14-04-05-0-010

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

11/18/25 Sep