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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

RONALD AROMATORIO, a/d, RONALD J AROMATORIO, late of Derry Township, Westmoreland County, PA
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 Atty.: Matthew A. Curiale
 Law Office of Matthew A. Curiale

FLORA T MEDSGER, a/d, FLORA E MEDSGER, late of Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Carl P Medsger
 401 Greenwood Avenue
 Punxsutawney PA 15767
 Atty.: Elizabeth A Becker
 Moore Becker Smarto & Acosta, P.C.

ALBERT L POTISEK, a/d, ALBERT POTISEK, late of North Belle Vernon Borough, Westmoreland County, PA
 Exrx.: Nancy Moulds
 184 Seventh Avenue
 New Eagle PA 15067
 Atty.: Mark E. Ramsier

CAROLE JANE POUNDS, late of Derry Township, Westmoreland County, PA
 Admr.: Margaret L Hostler
 212 Jackson Street
 Hollidaysburg PA 16648
 Atty.: James R Huff
 1701 Fifth Avenue
 Altoona PA 16602

JOYCE A SHAFFER, a/d, JOYCE SHAFFER, a/d, JOYCE ANN SHAFFER, late of City of Greensburg, Westmoreland County, PA
 Exrx.: Antoinette Crivaro
 13749 Oak Tree Terrace
 Jacksonville FL 32224
 Atty.: Adam J. Long
 Long & Long

CATHLEEN ANN SHIELDS, a/d, CATHLEEN A SHIELDS, late of Export Borough, Westmoreland County, PA
 Exrx.: Leeann Stotsky
 302 West North Street
 Mercer PA 16137
 Atty.: Wesley T. Long
 Long & Long

KATHERINE J SHONDELMYER, a/d, KATHERINE JOAN SHONDELMYER, late of Bell Township, Westmoreland County, PA
 Exrx.: Darcy L Keltz
 1455 State Rt 56 E
 Apollo PA 15613

SALLY M STRAIT, a/d, SARA L STRAIT, a/d, SALLY STRAIT, a/d, SARA M STRAIT, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Robert Scott Strait
 5675 Fernhoff Road
 Oakland CA 94619
 Atty.: James M Duffy
 Myers Duffy Dansak & Clegg

ELMA L STUDNICKI, a/d, ELMA LOUISE STUDNICKI, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Joyce A. Smith
 221 Woodland Ave
 Rostraver Twp PA 15012

ELEANOR D URBAN, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Robert J. Tiskus
 5509 Parkview Court
 Export PA 15632

CLIFFORD J YERKEY, a/d, CLIFF YERKEY, a/d, CLIFFORD JOHN YERKEY, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Patrine M Yerkey
 440 Jamie Drive
 Rostraver PA 15012
 Atty.: John A. Cochran

LEGAL NOTICES

NOTICE

NOTICE IS HEREBY GIVEN of the Administration of **THE VINCENT J. MARSILI AND IDA MARSILI REVOCABLE LIVING TRUST DATED MAY 11, 2005**. Ida Marsili, late of the Borough of Vandergrift, County of Westmoreland, died on January 26, 2026. All persons having claims against the Decedent or this trust are requested to make the same known to Vincent J. Marsili, Jr. and Dario Marsili, Successor Co-Trustees c/o Geary, Loperfito & 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 Vincent J. Marsili, Jr. and Dario Marsili, Successor Co-Trustees, at the same address.

**LARRY D. LOPERFITO,
 ESQUIRE
 GEARY, LOPERFITO &
 GENERELLI, LLC**
 159 Lincoln Avenue
 Vandergrift, PA 15690

6/13/20 Mar

TRUST NOTICE

ATTORNEY: **Andrew P. Acosta**
 TRUST NO. **6524-1102**

TRUST: **RICHARD C. STOVER AND NORMA JEAN STOVER REVOCABLE LIVING TRUST** dated January 10, 1995, which was amended on January 25, 1995 as the **RICHARD C. STOVER AND NORMA JEAN STOVER AMENDED AND RESTATED REVOCABLE LIVING TRUST AGREEMENT**

The Richard C. Stover and Norma Jean Stover Revocable Living Trust, dated January 10, 1995, which was amended on January 25, 1995, as the **Richard C. Stover and Norma Jean Stover Amended and Restated Revocable Living Trust Agreement**, being located in West Newton Borough, Westmoreland County, Pennsylvania.

HAVING BEEN filed for record with the Register of Wills of Westmoreland County, notice is hereby given to all persons indebted to said Trust to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Gregory C. Moore, Successor Trustee
121 West Second Street
Greensburg, PA 15601

13/20/27 Mar

TRUST NOTICE

ATTORNEY: **Andrew P. Acosta**

TRUST NO. **6524-1101**

TRUST: **RICHARD C. STOVER AND NORMA JEAN STOVER CHARITABLE REMAINING TRUST** dated January 25, 1995

The Richard C. Stover and Norma Jean Stover Charitable Remainder Trust, dated January 25, 1995, being located in West Newton Borough, Westmoreland County, Pennsylvania.

HAVING BEEN filed for record with the Register of Wills of Westmoreland County, notice is hereby given to all persons indebted to said Trust to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Gregory C. Moore, Successor Trustee
121 West Second Street
Greensburg, PA 15601

13/20/27 Mar

NOTICE OF QUIET TITLE ACTION

IN THE CIVIL DIVISION OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, ITEAM+ FORWARD, LLC vs. DIANNE THOMPSON, NO. 98 OF 2026 ATTORNEY: KEEGAN E. MILLER-JOHNSON. CONTACT LISTED BELOW. NOTICE TO: ALL PARTIES WITH A LEGAL INTEREST IN PROPERTY HEREINAFTER DESCRIBED. ITEAM+ FORWARD filed a Complaint to Quiet Title regarding property identified as Westmoreland County Tax Map No. 57-04-00-0-151. YOU ARE WARNED THAT IF YOU HAVE A LEGAL INTEREST IN THE PROPERTIES DESCRIBED ABOVE AND FAIL TO ACT, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED BY THE COURT WITHOUT YOUR PRESENCE. YOU HAVE RIGHT TO BE REPRESENTED BY A LAWYER. IF YOU DO NOT HAVE A LAWYER, THEN YOU MAY CONTACT THE WESTMORELAND COUNTY LAWYER REFERRAL SERVICE AT (724)834-8490.

Bononi and Company, PC
20 N. Pennsylvania Ave
Greensburg, PA 15601
724-832-2499

20 Mar

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for:

QUIVERFULL SOFTWARE INCORPORATED

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

20 Mar

NOTICE OF ACTION – PERSONAL INJURY

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

Melissa V. Sullivan f/k/a Melissa M. Voto and Tanner J. Sullivan, Plaintiffs,

vs.

FastEx Logistics, Inc. and Yurri Kushnyrov, Defendants.

COURT OF COMMON PLEAS

CIVIL DIVISION

WESTMORELAND COUNTY

5641 of 2025

NOTICE

TO: Defendant, Yurri Kushnyrov

You are hereby notified that you have been sued in court. On November 19, 2025, a Complaint in a Civil Action was filed against you in the Court of Common Pleas of Westmoreland County, Pennsylvania, at Docket Number 5641 of 2025, through which the Plaintiffs, Melissa M. Sullivan f/k/a Melissa M. Voto and Tanner J. Sullivan, are seeking compensation in an amount in excess of the arbitration limits of Westmoreland County for personal injuries and damages sustained as the result of a motor vehicle accident that occurred on June 11, 2024 in New Stanton, Westmoreland County, Pennsylvania.

NOTICE:

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 Plaintiffs. 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.

LAWYER REFERRAL SERVICE
WESTMORELAND COUNTY BAR ASSOC.

P.O. Box 565
Greensburg, PA 15601
Telephone (724) 834-8490

20 Mar

In the Court of Common Pleas of Westmoreland County, Pennsylvania.

No. 4841 of 2025

In Re: Pennsylvania Housing Finance Agency,

Plaintiff,

vs.

Mya Berger, Alana Brunot, Kai Brunot, and Karma Berger, all in their capacity as Heirs of Lindsay L. Carr, deceased, and the Unknown Heirs of Lindsay L. Carr, deceased,

Defendants.

Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139. (412) 281-1725.

COMPLAINT IN MORTGAGE FORECLOSURE

CASE NO. 4841 of 2025

You have been named as Defendants in a civil action instituted by Pennsylvania Housing Finance Agency against you in this Court. This action has been instituted to foreclose on a Mortgage dated November 6, 2015 and recorded in the Recorder's Office of Westmoreland County at Instrument No. 201511090038830 on November 9, 2015.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

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 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 NOTICE 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.

LAWYER REFERRAL SERVICE:
WESTMORELAND COUNTY BAR ASSOCIATION

PO BOX 565
GREENSBURG, PA 15601
(724) 834-8490

20 Mar

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 24CJ05488

WESTMORELAND COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TREEHOUSE SERIES IV TRUST, Plaintiff

v.

MICHELLE COLE, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; LEEANN LEMOINE A/K/A LEE ANN OPRY, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; DANIELLE HARTMAN, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; JESSICA WOODHEAD A/K/A JESSICA WOODARD A/K/A JESSICA PEFFER, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; NOAH SHUEY, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; JACOB SHUEY, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; TIFFANY SHUEY, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; JACKSON SHUEY, KNOWN HEIR OF BONNIE H. SHUEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BONNIE H. SHUEY, DECEASED,

Defendants

ACTION IN MORTGAGE FORECLOSURE

NOTICE

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.

Lawyer Referral Service Westmoreland Bar Association P.O. Box 565 Greensburg, PA 15601 (724) 834-8490 http://lrs.westbar.org

20 Mar

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA

CILICIA ALLEN, Plaintiff

v.

CHRISTOPHER MARTIN and ROSS MARTIN, their heirs, successors, and assigns, generally No. 3022 of 2025, G.D.

Judge Nancy D. Vernon

TO: CHRISTOPHER MARTIN AND ROSS MARTIN, THEIR heirs, successors, and assigns, generally

You are hereby notified that Cilicia Allen has filed a complaint at the above number and term in the above mentioned court in an action to Quiet Title wherein it is alleged that property situated at 517 N. Pittsburgh Street, (Pt Lot 2 1/2 R2S), Connellsville City, Fayette County, Pennsylvania, and more fully described in deed from Fayette County Tax Claim Bureau to Cilicia Allen, said deed being dated August 31, 2021, and recorded in the Office of the Recorder of Deeds of Fayette County, Pennsylvania, in Record Book 3485, Page 1977, being further identified as Fayette County Tax Map No. 05-06-0165, is owned by Plaintiff and maintained by cutting the grass, keeping the property in good repair, and paying the real estate taxes on the same.

Said complaint sets forth that Plaintiff has been in open, exclusive, hostile, adverse and actual possession of the property. A complaint was filed for the purpose of barring all your right, title and interest or claim in and to all or a portion of the property.

NOTICE

You are hereby notified that you have been sued in Court. If you wish to defend against the claim set forth in the complaint and in the within advertisement, you must take action within twenty (20) days after the last advertisement of this notice by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claim set for 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 South Street, P.O. Box 186 Harrisburg, PA 17108 TELEPHONE: 1-800-692-7375

20 Mar

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

Atelaite Maraia Namatasere being Map Number 20-02-06-0-556, and being located in City of Monessen, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on May 15, 2026, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$2,357.21, plus costs, which sum is due at the time of the sale.

20 Mar

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

Albert McKeel being Map Number 58-10-00-0-037, and being located in Sewickley Township, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on May 18, 2026, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at 10:00 a.m., prevailing time, to the highest bidder for an amount not less than \$4,181.43, plus costs, which sum is due at the time of the sale.

20 Mar

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 3rd day of March, 2026, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: IRON CITY AUDIO with its principal place of business at 2091 Thomas Drive White Oak PA.

The names and addresses of all persons owning or interested in said business are: Michael Robert Cromer 2091 Thomas Drive White Oak PA 15131.

20 Mar

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 12 day of March, 2026, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **BL BOOKS** with its principal place of business at 506 N. Pennsylvania Ave., Greensburg, PA 15601-1883.

The names and addresses of all persons owning or interested in said business are: Danny C. Knestaut, 506 N. Pennsylvania Ave., Greensburg, PA 15601-1883.

20 Mar

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 26th day of February, 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 **WARRIOR ESTATES, INC.**

Bradley A. King, Esquire
King Legal Group, LLC
114 North Maple Avenue
Greensburg, PA 15601
724-836-1500

20 Mar

**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 March 24, 2026
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. DOROTHY J. DAVERSA—Commercial Bank & Trust of PA Gdn—Commercial Bank & Trust of PA
2. JOHN M. PISULA, JR.—John Barnes Admr—Debra L. Cribbs
3. RAYMOND F. STEINER, a/d RAYMOND STEINER—Michael L. Steiner Exr—Bradley A. King
4. EDITH ACITO, a/d EDITH L. ACITO—Susan L. Polojac John J. Polojac Exrs—David K. Lucas
5. CAMILLE A. FETSKO, a/d CAMILLE ANN FETSKO—Thomas S. Fetsko Exr—David K. Lucas
6. RALPH J. TEGNELIA—Marianne Miller Exrx—David K. Lucas
7. LEWIS D. PRITCHARD—Melissa D. Stanley Exrx—Keegan E. Miller-Johnson
8. DONEGAL CEMETERY ASSOCIATION INC, a/d THE DONEGAL CEMETERY ASSOCIATION—Donegal Cemetery Association Trustee—Dennis B. Rafferty
9. RONALD A. STOLTZ—George L. Kepple Admr—Todd T. Turin

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Chris Scherer, Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on March 24, 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://irs.westbar.org>

13/20 Mar

SHERIFF SALES

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

MONDAY, MAY 4, 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 MAY 14, 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 MAY 4, 2026 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

2.
Property of: MELISSA ANN SALVIO
Execution No.: 22CJ02340
Judgment Amt.: \$187,806.61
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: MELISSA ANN SALVIO of in and to:
BOROUGH OF SOUTH GREENSBURG; 1501 ASHLAND ST, GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 201711020037990
TAX MAP# 33-02-03-0-305

3.
Property of: Charles N. Miller, Administrator of the Estate of Jeffrey A. Miller, Deceased
Execution No.: 22CJ02404
Judgment Amt.: \$47,559.67
Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067
ALL the right, title, interest and claim of: Charles N. Miller, Administrator of the Estate of Jeffrey A. Miller, Deceased of in and to:
City of Belle Vernon; 103 Arch Street, Belle Vernon, PA 15012; 1; Residential Dwelling; DEED INSTRUMENT # 199809041338576; MORTGAGE INSTRUMENT # 200305300051527
TAX MAP# 26-02-05-0-037 and 26-01-08-0-014

4.
Property of: EDWARD J MENHART SR, DECEASED AND NETTIE M. MENHART, DECEASED
Execution No.: 23CJ04651
Judgment Amt.: \$105,316.51
Attorney: JACQUELINE MCNALLY, ESQ., 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: EDWARD J MENHART JR., KNOWN HEIR OF NETTIE M. MENHART, DECEASED; SHAWN A. MENHART, KNOWN HEIR OF NETTIE M. MENHART, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NETTIE M. MENHART, DECEASED of in and to:
CITY OF NEW KENSINGTON; 112 HELEN WAY, NEW KENSINGTON, PA 15068; 0.1366; A

RESIDENTIAL DWELLING; DEED INSTRUMENT # 200111050061359
TAX MAP# 24-06-01-0-458

5.
Property of: Jane Ann Clark
Execution No.: 24CJ04038
Judgment Amt.: \$53,985.56
Attorney: Haydn Melton, Esquire (335430), 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520
ALL the right, title, interest and claim of: Jane Ann Clark of in and to:
Borough of Seward; 6976 Route 711, Seward, PA 15954; 4888 square foot lot; A Residential Dwelling; Book 2200, Page 20
TAX MAP# 31-01-04-0-093

6.
Property of: Mark Richard Shultz Jr.
Execution No.: 24CJ04631
Judgment Amt.: \$145,388.16
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: Mark Richard Shultz Jr. of in and to:
Township of South Huntingdon; 119 Church Street, Jacobs Creek, PA 15448; 0.331; residential dwelling; DEED INSTRUMENT # 202306280015924
TAX MAP# 59-17-12-0-061 /062/074/075/077

7.
Property of: JOHN N. FONNER, DECEASED AND SHIRLEY A. FONNER, DECEASED, HIS WIFE
Execution No.: 4990 of 2024
Judgment Amt.: \$94,516.05
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: RONNIE LEE HILES SR A/K/A RONNIE HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; DONALD L HILES A/K/A DONALD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; RODNEY L. HILES A/K/A ROD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY A. FONNER, DECEASED of in and to:
TOWNSHIP OF HEMPFIELD; 175 GLENN AVE A/K/A 299 GLENN AVE, JEANNETTE, PA 15644; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO.
TAX MAP# 50-09-09-0-024

8.
Property of: William D. Gomez and Crystal A. Baker
Execution No.: 501 of 2025
Judgment Amt.: \$45,063.87
Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139
ALL the right, title, interest and claim of: William D. Gomez and Crystal A. Baker of in and to:

Borough of Vandergrift; 804 Hancock Ave., Vandergrift, PA 15690; N/A; two story frame dwelling; Instrument No. 201711060038297
TAX MAP# 37-01-09-0-534-00-000.

9.

Property of: Charles Anthony Klazon and Denise A. Klazon

Execution No.: 25-CI-01723

Judgment Amt.: \$62,774.90

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: Charles Anthony Klazon and Denise A. Klazon of in and to:

Borough of Vandergrift; 108 Hamilton Ave, Vandergrift, PA 15690; 0.00; Residential Dwelling; DEED BOOK 3764 PAGE 44; TAX MAP #01; TAX MAP # PAGE 06; TAX MAP # SUB-PAGE 0; PARCEL 561

TAX MAP# 37-01-06-0-561

10.

Property of: ETHEL M TAMBLYN, DECEASED, AND RONALD E TAMBLYN, DECEASED

Execution No.: 25CJ02539

Judgment Amt.: \$46,347.41

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: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL M. TAMBLYN, DECEASED; WALTER BAUER, KNOWN HEIR OF ETHEL M. TAMBLYN, DECEASED of in and to:

Borough of Scottdale; 36 SECOND AVENUE, SCOTSDALE, PA 15683; 0.11; A RESIDENTIAL DWELLING; DEED Book 1963, Page 986

TAX MAP# 30-02-06-0-097

11.

Property of: NICHOLAS E. TELFORD

Execution No.: 2596 of 2025

Judgment Amt.: \$127,199.98

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: NICHOLAS E. TELFORD of in and to:

TOWNSHIP OF FAIRFIELD; 1476 ROUTE 259, LIGONIER, PA 15658; 0.00; A RESIDENTIAL DWELLING; INSTRUMENT NO. 202103050008863

TAX MAP# 48-16-00-0-057

12.

Property of: DONALD C CULLEN (Deceased)

Execution No.: 25CJ02747

Judgment Amt.: \$46,531.49

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: ROSEMARY CULLEN A/K/A ROSEMARY MURRAY, KNOWN HEIR OF DONALD C. CULLEN, DECEASED;

ANGELA CULLEN A/K/A ANGELA WEST, KNOWN HEIR OF DONALD C. CULLEN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD C. CULLEN, DECEASED of in and to:

Mt. Pleasant Township; RD1 BOX 268F SCHULTZ, ACME, PA 15610 N/K/A 146 SCHULTZ ROAD, ACME, PA 15610; 7.01 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200201110002983

TAX MAP# 53-08-00-0-047

13.

Property of: DIANE L.H GAFFNEY

Execution No.: 25CI02883 OF 2026

Judgment Amt.: \$47,316.32

Attorney: Dylan Chess, Esq.; 325 Chestnut Street Suite 725, Philadelphia, PA 19106

ALL the right, title, interest and claim of: DIANE L.H. GAFFNEY AND BRENDAN GAFFNEY of in and to:

Youngwood Borough; 614 South 5th Street, Youngwood, PA, 15697; A RESIDENTIAL DWELLING; DEED INSTRUMENT # DBV 2763, PG 92

TAX MAP# 41-02-03-0-168

14.

Property of: Bobbie A Lute, Trustee Under the Lute Revocable Trust Dated March 29, 2012

Execution No.: 25CJ03279

Judgment Amt.: \$28,778.00

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: BOBBIE A LUTE, TRUSTEE UNDER THE LUTE REVOCABLE TRUST DATED MARCH 29, 2012 of in and to:

BOLIVAR; 602 WASHINGTON STREET, BOLIVAR, PA 15923; A RESIDENTIAL DWELLING; 201209040038509

TAX MAP# 05-01-16-0-045 a/k/a 05-01-16-0-045-00-00

15.

Property of: TNT REHABS, INC

Execution No.: 25CJ03587

Judgment Amt.: \$285,362.83

Attorney: Haydn Melton, Esquire (335430), 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520

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

Murrysville; 7412 RINGERTOWN ROAD, EXPORT, PA 15632; 2,432 square foot lot; A Residential Dwelling; Book 1215, Page 480

TAX MAP# 49-16-12-0-045

16.

Property of: TAYLOR R. FISCHER N/K/A TAYLOR R. BICKEL AND MACKENZIE R. LOSSER

Execution No.: 25CI03648

Judgment Amt.: \$86,791.31

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

ALL the right, title, interest and claim of: TAYLOR R. FISCHER N/K/A TAYLOR R. BICKEL AND MACKENZIE R. LOSSER, of in and to:

City of Arnold; 30 x 77 x IR; 1811 KENNETH AVENUE, NEW KENSINGTON, PA 15068; A residential dwelling house; DEED INSTRUMENT #* 2023-03290007418

TAX MAP# 02-02-03-0-429

17.

Property of: LOUIS H. ANDERSON, DECEASED

Execution No.: 25CJ03817

Judgment Amt.: \$157,198.99

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: TIMOTHY MCCLURE, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LOUIS H. ANDERSON (DECEASED) AND AS TRUSTEE AND/OR BENEFICIARY OF THE ANDERSON FAMILY RECOVERABLE TRUST of in and to:

MURRYSVILLE; 3312 WINDGATE DRIVE, MURRYSVILLE, PA 15668; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 202208310030952

TAX MAP# 49-10-15-0-113

18.

Property of: Ernest J. Furno and Angela Caputo

Execution No.: 25CJ03867

Judgment Amt.: \$191,929.33

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: Ernest J. Furno and Angela Caputo, of in and to:

Township of North Huntingdon; 1179 Hahntown Wendel Rd, Irwin, PA 15642; 0; Residential Dwelling; DEED INSTRUMENT # 200711190053897; MORTGAGE INSTRUMENT # 200804010013531

TAX MAP# 54-11-00-0-044

19.

Property of: Michele Lawton, Known Surviving Heir of Peggy A. Radaker, Scott Radaker, Known Surviving Heir of Peggy A. Radaker, and Unknown Surviving Heirs of Peggy A. Radaker

Execution No.: 25CJ04041

Judgment Amt.: \$42,866.12

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

ALL the right, title, interest and claim of: Michele Lawton, Known Surviving Heir of Peggy A. Radaker, Scott Radaker, Known Surviving Heir of Peggy A. Radaker, and Unknown Surviving Heirs of Peggy A. Radaker of in and to:

City of New Kensington; 2204 Freeport Road, New Kensington, PA 15068; Residential Dwelling; Instrument Number: 201109270035098

TAX MAP# 24-01-16-0-367

20.

Property of: David Dalzell

Execution No.: 25CJ04057

Judgment Amt.: \$67,675.74

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

ALL the right, title, interest and claim of: David Dalzell of in and to:

North Huntingdon Twp; 3132 Baker School Road, North Huntingdon, PA 15642; Residential Dwelling; Instrument Number: 201607010020829

TAX MAP# 54-04-00-0-094

21.

Property of: DEE ANN PRUETT A/K/A DEE A. PRUETT

Execution No.: 25CJ04115

Judgment Amt.: \$120,864.76

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: DEE ANN PRUETT A/K/A DEE A. PRUETT of in and to:

UNITY TOWNSHIP; 309 ALLEGHENY AVENUE, LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 200503280014402

TAX MAP# 61-10-09-0-075

23.

Property of: Brian M. Kalo, an unmarried man

Execution No.: 25CJ04360

Judgment Amt.: \$130,137.64

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: Brian M. Kalo, an unmarried man of in and to:

Township of Mount Pleasant; 272 High Street, Mount Pleasant, PA 15666; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202206150021273

TAX MAP# 53-15-11-0-042

24.

Property of: Jesse L. Jackson and Karen A. Jackson

Execution No.: 25CJ04402

Judgment Amt.: \$204,344.88

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

ALL the right, title, interest and claim of: Jesse L. Jackson and Karen A. Jackson of in and to:

TOWNSHIP OF Derry; 1350 State Route 217, Derry PA, 15627; RESIDENTIAL DWELLING; Instrument # 04422

TAX MAP# 45-30-16-0-024

25.

Property of: Crystal L. Armel

Execution No.: 4487 of 2025

Judgment Amt.: \$102,183.99

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

ALL the right, title, interest and claim of: Crystal L. Armel of in and to:

Latrobe City; 204 Avenue B, Latrobe, PA 15650; D.W. Smith Plan of Lots/Lot No. 56; N/A; N/A; INSTRUMENT #: 202104290017382

TAX MAP# 15-04-02-0-073

26.

Property of: Curtis A. Kenley and Wendy L. Kenley, husband and wife

Execution No.: 25CJ04574

Judgment Amt.: \$41,558.59

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: Curtis A. Kenley and Wendy L. Kenley, husband and wife of in and to:

Township of Saint Clair; 6071 Route 711 AKA Rd 3 Box 82 Route 711, New Florence, PA 15944; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200608280042203

TAX MAP# 60-09-02-0-013

27.

Property of: William A. Warbis and Virginia R. Warbis, husband and wife

Execution No.: 25CJ04609

Judgment Amt.: \$11,007.22

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: William A. Warbis and Virginia R. Warbis, husband and wife of in and to:

City of Monessen; 305 Lenawee Avenue, Monessen, PA 15062; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200206240041170

TAX MAP# 20-02-08-0-206

28.

Property of: PHILIP ORTEGO

Execution No.: 4615 of 2025

Judgment Amt.: \$51,024.60

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

ALL the right, title, interest and claim of: Philip Ortego, of in and to:

Borough of New Stanton; 754 SOUTH CENTER AVENUE, HUNKER, PA 15639; 0.00 acres; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200403190015171

TAX MAP# 64-06-00-0-006

30.

Property of: Nicholas Albert Rea

Execution No.: 25CJ04693

Judgment Amt.: \$247,244.53

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

ALL the right, title, interest and claim of: Nicholas Albert Rea of in and to:

Township of Hempfield; 4133 Cambridge Drive, Irwin, PA 15642; Residential Dwelling; Instrument Number: 202308110020520

TAX MAP# 50-18-03-0-071

31.

Property of: Joseph Norelli and Ernestine L. Norelli

Execution No.: 25CJ04791

Judgment Amt.: \$271,647.45

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: JOSEPH NORELLI AND ERNESTINE L. NORELLI of in and to:

ROSTRAVER TOWNSHIP; 389 GALLITIN ROAD A/K/A 389 GALLATIN ROAD, ROSTRAVER TOWNSHIP A/K/A BELLE VERNON, PA 15012; A RESIDENTIAL DWELLING; Book 3597, Page 207

TAX MAP# 56-06-00-0-038

32.

Property of: Michael L. Rietski, Sr., a single man

Execution No.: 25CJ04953

Judgment Amt.: \$46,170.67

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: Michael L. Rietski, Sr., a single man of in and to:

Township of Unity; 807 Beatty Village Road AKA RR 9 Box 585, Beatty Road, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200306040043130

TAX MAP# 61-13-09-0-033

33.

Property of: TOMMIE J. GAVER

Execution No.: 4991 of 2025

Judgment Amt.: \$97,977.45

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

ALL the right, title, interest and claim of: Tommie J. Gaver of in and to:

Township of Unity; 114 1st St., Hostetter, PA 15638; N/A; A Dwelling; Instrument No. 202108230034844

TAX MAP# 61-19-16-0-008

34.

Property of: JOSEPH L. BECK

Execution No.: 4993 of 2025

Judgment Amt.: \$67,101.37

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

ALL the right, title, interest and claim of: Joseph L. Beck of in and to:

City of Lower Burrell; 246 Florida Dr., Lower Burrell, PA 15068; N/A; A Dwelling; Instrument No. 201405220015298

TAX MAP# 17-05-03-0-190-00-000

35.

Property of: JESSICA LYNN BITTINGER

Execution No.: 25CJ05005

Judgment Amt.: \$121,697.98

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

ALL the right, title, interest and claim of: JESSICA LYNN BITTINGER of in and to:

City of Monessen; 1309 Leeds Avenue Monessen, PA 15062; LOT 239-PT 240-HOUSE-GAR; A RESIDENTIAL DWELLING; INSTRUMENT #202403190006489

TAX MAP# 20-02-10-0-359

36.

Property of: WILLIAM R. ROMESBURG

Execution No.: 5124 of 2025

Judgment Amt.: \$19,019.12

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: WILLIAM R. ROMESBURG; CYNTHIA K. ROMESBURG of in and to:

E HUNTINGDON TOWNSHIP; 6215 STATE ROUTE 819, MT PLEASANT, PA 15666; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO.: 200301160004553

TAX MAP# 47-14-00-0-119

37.

Property of: Mark A. Brackney and Beth A. Brackney

Execution No.: 25CI05291

Judgment Amt.: \$130,482.28

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: MARK A. BRACKNEY AND BETH A. BRACKNEY of in and to:

NORTH HUNTINGDON TOWNSHIP; 588 CLAY PIKE, NORTH HUNTINGDON, PA 15642; part of Lot No. 11 in Block "A" in the Plan of Lots laid out on the Westerly side of the Mt. Pleasant Turnpike; A RESIDENTIAL DWELLING; Deed Book Volume 3623, Page 052

TAX MAP# 54-07-13-0-190 a/k/a 540713019000000

38.

Property of: Shane M. Hamby a/k/a Shane Hamby and Amanda M. Hamby a/k/a Amanda Hamby

Execution No.: 5467 OF 2025

Judgment Amt.: \$26,573.08

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

ALL the right, title, interest and claim of: Shane M. Hamby a/k/a Shane Hamby and Amanda M. Hamby a/k/a Amanda Hamby of in and to:

Township of Hempfield; 111 Tipple Row Road, Luxor, PA 15622; N/A; N/A; N/A; INSTRUMENT #: 202207120024625

TAX MAP# 50-11-09-0-007

39.

Property of: DEBORAH L. SCHOHN

Execution No.: 25CJ05867

Judgment Amt.: \$39,183.48

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: DEBORAH L. SCHOHN of in and to:

Export Borough, Pa; 5583 MONROE CIRCLE, EXPORT, PA 15632; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO.

TAX MAP# 09-01-11-0-028

40.

Property of: Jeffrey M. Dunsworth, Jr. a/k/a Jeffrey Dunsworth, Jr. and Stacie N. Dunsworth

Execution No.: 25CJ05974

Judgment Amt.: \$217,006.47

Attorney: Powers Kirm, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053

ALL the right, title, interest and claim of: Jeffrey M. Dunsworth, Jr. a/k/a Jeffrey Dunsworth, Jr. and Stacie N. Dunsworth of in and to:

Lower Burrell City; 2704 Russell Drive, Lower Burrell aka New Kensington, Pennsylvania 15068; 17-03-14-0-302; 0.00; Residential property.; INSTRUMENT #201701030000015

TAX MAP# 17-03-14-0-302

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

13/20/27 Mar

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