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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](http://padisciplinaryboard.org/for-the-public/find-attorney).*

### FIRST PUBLICATION

NANCY MAE ARMOND, a/d, NANCY ARMOND, a/d, NANCY M ARMOND, late of St Clair Township, Westmoreland County, PA  
Admrx.: Vickie Leydig  
196 19th Street  
New Florence PA 15944  
Atty.: Del P Nolfi III  
Ligonier Law

LILLIAN J ARNOLD, late of Washington Township, Westmoreland County, PA  
Exrx.: Pamela Arnold Campbell  
243 Scout Run Road  
Ford City PA 16226  
Atty.: Charles F. Fox III  
Uncapher Uncapher & Fox

LARAE E BASILONE, late of North Huntingdon Township, Westmoreland County, PA  
Exr.: Paul D Miller  
991 Main Street  
Irwin PA 15642  
Atty.: James M Duffy  
Myers Duffy Dansak & Clegg

ALLYN J BERTOLINA, a/d, ALLYN J BERTOLINA SR, late of Penn Township, Westmoreland County, PA  
Exrs.: Allyn J Bertolina Jr  
189 Sunrise Lane  
Polk PA 16342  
Anna V Bertolina  
3041 Riverside Drive  
Claridge PA 15623  
Atty.: Nicole M Pardus  
Long & Long LLC

MARC S BOBAN, late of Municipality of Murrys ville, Westmoreland County, PA  
Admrcs.: Carrie B Sinclair  
3333 Windgate Drive  
Murrys ville PA 15668  
Stacy L Wojciechowski  
2878 Arthur Street  
Export PA 15632  
Atty.: Daniel N Carr

DANNY MARIO BOZELLI, a/d, DANNY M BOZELLI, late of Derry Borough, Westmoreland County, PA  
Admrx.: Marion E Hair  
329 W. Owens Avenue  
Derry PA 15627  
Atty.: Kevin P. Leonard  
Leonard & Leonard

PATRICIA A CANE, a/d, PATTY CANE, late of Vandergrift Borough, Westmoreland County, PA  
Admrx.: Rachel Dunn  
2404 Whited Street  
Pittsburgh PA 15226  
Atty.: David C Moran  
3000 Stonewood Drive, Suite 315  
Wexford PA 15090

JOYCE CURRY, a/d, JOYCE C CURRY, late of Derry Township, Westmoreland County, PA  
Admrx.: Janice K Leist  
4438 S. 174th Street  
Omaha NE 68135  
Atty.: George V. Welty  
Welty & Welty LLP

CAROLYN R DEEMER, a/d, CAROLYN RUTH DEEMER, late of Washington Township, Westmoreland County, PA  
Exrx.: Amy P Gestner  
4625 State Route 66  
Apollo PA 15613  
Atty.: James R Antoniono

MICHAEL J EWANITS, a/d, MICHAEL JOSEPH EWANITS, late of Unity Township, Westmoreland County, PA  
Exrx.: Tara J. Ewanits  
1187 Donohoe Road  
Latrobe PA 15650  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

BETTY L. HALEY, a/d, BETTY M. HALEY, late of Penn Township, Westmoreland County, PA  
Exrx.: Donna Haley Grier  
1122 Stonebridge Drive  
Durham NC 27712  
Atty.: Ryan Dansak  
Myers Duffy Dansak & Clegg, LLC

CHARLES RICHARD HAWK, late of City of Lower Burrell, Westmoreland County, PA  
Admrx.: Chari L Burtner  
324 Arizona Drive  
Lower Burrell PA 15068  
Atty.: Allan C Lundberg  
3058 Leechburg Road  
Lower Burrell PA 15068

CARL HENRY SR., a/d, CARL LEROY HENRY SR., a/d, CARL L. HENRY SR., late of Penn Township, Westmoreland County, PA  
Exrx.: Bonnie Loughner  
220 Witherup Rd  
Kennerdell PA 16374

WILLIAM J KUKURIN, a/d, WILLIAM JOHN KUKURIN, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Nancy J Kukurin  
255 Shrader Hollow Road  
New Stanton PA 15672  
Atty.: Eric E. Bononi  
Bononi & Company PC

MARY KAY LONG, late of Hempfield Township, Westmoreland County, PA  
Admrx.: Mary Beth Molnar  
121 Hernley Lane  
Scottdale PA 15683  
Atty.: James S. Lederach

DORIS JEANNE LOVE, a/d, DORIS LOVE, a/d, DORIS RATH, a/d, DORIS J LOVE, late of Mount Pleasant Township, Westmoreland County, PA  
Exrs.: Carrie A Rangeen  
404 Shirley Lane  
Oakdale PA 15071  
Richard W Love  
1342 Church Street  
Indiana PA 15701

NASHALLA VASHTI MCCABE, a/d, NASH MCCABE, a/d,  
NASHALLA V E MCCABE, late of Derry Borough,  
Westmoreland County, PA

Admr.: Roberta Colleen Jones  
4030 Norbatrol Court  
Murrysville PA 15668  
Atty.: Edward J Kress  
1200 Frick Building, 437 Grant Street  
Pittsburgh PA 15219

ROY A MCWILLIAMS, late of Unity Township, Westmoreland  
County, PA

Exrx.: Charlene McWilliams  
288 Sechler Road  
Somerset PA 15501  
Atty.: Mark L. Sorice  
Sorice Law LLC

JANET F NAUGHTON, a/d, JANET FRANCES NAUGHTON,  
late of Penn Township, Westmoreland County, PA

Exrx.: Leisa J Maghery  
100 Meridian Drive  
Irwin PA 15642  
Atty.: John Eric Bumbaugh  
Bumbaugh George Prather DeDiana

HELEN M RANERI, a/d, HELEN MARIE RANERI, a/d,  
HELEN RANERI, late of Hempfield Township,  
Westmoreland County, PA

Exrx.: Mary Kay Neurohr  
332 Cedar Street  
Jeannette PA 15644  
Atty.: John E Bumbaugh Jr  
Bumbaugh George Prather DeDiana

LOIS C RILEY, a/d, LOIS RILEY, late of Hyde Park Borough,  
Westmoreland County, PA

Exrx.: Kathleen A Johnson  
PO Box 83  
East Vandergrift PA 15629  
Atty.: Corey J. Riddell

NANCY L SHETLER, a/d, NANCY LEE SHETLER, late of  
Hempfield Township, Westmoreland County, PA

Exrx.: Diane D Deitzel  
130 Fairway Estates Drive  
Holidaysburg PA 16648  
Atty.: Todd A Fuller  
Brenlove & Fuller LLC  
401 Washington Avenue  
Bridgeville PA 15017

KAY H. SHRUMP, a/d, KAY DAWN SHRUMP, a/d, KAY  
SHRUMP, late of North Irwin Borough, Westmoreland  
County, PA

Exrx.: James P. Shrump  
120 Sweeney Circle  
Rostraver Twp PA 15012

MIRIAM E SPEZIALE, late of Municipality of Murrysville,  
Westmoreland County, PA

Admr.: Leonard A Speziale III  
3993 Remaley Road  
Murrysville PA 15668  
Atty.: Matthew J Scanlon  
304 Ross Street, Suite 200, 2nd Floor  
Pittsburgh PA 15219

L RONALD VALETTI, a/d, LOUIS R VALETTI, a/d, LOUIS  
RONALD VALETTI, late of Unity Township, Westmoreland  
County, PA

Exrx.: Joanne H Valetti  
507 Firearms Lane  
Greensburg PA 15601  
Atty.: Kenneth B. Burkley

## SECOND PUBLICATION

SHARI ANNE BARTOK, a/d, SHARI A BARTOK, late of  
Laurel Mountain Borough, Westmoreland County, PA

Admr.: Jayce B Bartok  
242 Adelphi Street, Apt 3  
Brooklyn Ny 11205  
Atty.: Jeffrey L. Berkey  
124 North Center Ave  
Somerset PA 15501

DENNIS M BARTON, late of Hempfield Township,  
Westmoreland County, PA

Exr.: Todd M Barton  
163 Brush Creek Road  
Irwin PA 15642  
Atty.: Tyler J Jones

SANDRA L BARTON, late of Hempfield Township,  
Westmoreland County, PA

Exr.: Todd M Barton  
163 Brush Creek Road  
Irwin PA 15642  
Atty.: Tyler J Jones

MARGARET BEATTIE, late of Ligonier Township,  
Westmoreland County, PA

Exrs.: Gregory Beattie  
506 Summit Ave  
Ligonier PA 15658  
Brian Beattie  
101 Hawthorne Rd  
Pittsburgh PA 15238  
Atty.: George V. Welty  
Welty & Welty LLP

ANITA M BIGO, a/d, ANITA BIGO, a/d, ANITA  
BIGO-D'EMILIO, late of Unity Township, Westmoreland  
County, PA

Exrs.: Debra A Bigo  
PO Box 571  
Youngstown PA 15696  
Donna M Ciccone  
220 Second Street, PO Box 123  
Hostetter PA 15638  
Atty.: David S. DeRose  
Quatrini Law Group PC

MARY M BREWER, a/d, MARY LOU BREWER, late of Derry  
Township, Westmoreland County, PA

Exr.: W. James Brewer  
5410 Campau Dr  
Midland MI 48640  
Atty.: David C Pohland

THERESA D. CADER, late of Hyde Park Borough,  
Westmoreland County, PA

Exrx.: Teresa M. Cader  
535 Murphy Street  
Hyde Park PA 15641  
Atty.: Leslie J. Uncapher  
Uncapher Uncapher and Fox

KARA CAMPBELL, late of Municipality of Murrysville,  
Westmoreland County, PA

Admr.: Dustin Barrowcliff  
2022 Heavens Lane  
Export PA 15632  
Atty.: Mark D. Bolkovac  
207 South Maple Avenue  
Greensburg PA 15601-3216

JOANNE S CASTEEL, a/d, JOANNE MAUDE CASTEEL,  
a/d, JOANNE M CASTEEL, late of Hempfield Township,  
Westmoreland County, PA

Exr.: Jonathan D Casteel  
323 Smartnick Road  
Greensburg PA 15601  
Atty.: David S. DeRose  
Quatrini Law Group PC

MARY H. CAVALLO, a/d, MARY HELEN MAKAR CAVALLO,  
a/d, MARY HELEN CAVALLO, late of Unity Township,  
Westmoreland County, PA

Exrx.: Suzanne Dronzek  
291 Bennetts Road  
Greensburg PA 15601  
Atty.: Jessica L. Rafferty  
Rafferty Legal

LUCINDA CHIEA, a/d, LUCINDA P CHIEA, a/d, LUCINDA B  
CHIEA, late of North Huntingdon Township,  
Westmoreland County, PA

Exrcs.: Francesca L Howden  
315 Bear Creek Road  
Sarver PA 16055  
Marcela DiPiazza  
1247 Latrobe-Crabtree Road  
Latrobe PA 15650  
Atty.: Jon M Lewis

PATRICIA L CLARK, a/d, PATRICIA LEE CLARK, late of  
Derry Borough, Westmoreland County, PA

Exrx.: Lola Jane Hull  
2623 Raymond Avenue  
Latrobe, PA 15650  
Atty.: Jessica L. Rafferty  
Rafferty Legal

KARL R. GOBLINGER, late of City of Latrobe, Westmoreland  
County, PA

Exrx.: Donna Mae Goblinger  
2025 Raymond Ave  
Latrobe PA 15650  
Atty.: Terrance C. Ferguson  
Ferguson Law Associates

VALJEEN M HILL, a/d, VAL HILL, a/d, VALJEEN HILL, late  
of City of Arnold, Westmoreland County, PA

Exrx.: Valerie J Demeio  
628 Campbell Ave  
New Kensington PA 15068  
Atty.: Samuel R Coury

STELLA B HORN, a/d, STELLA BERTHA HORN, late of  
Derry Township, Westmoreland County, PA

Exrx.: Kathleen Horn-Dalton  
394 Horn Rd  
Blairsville PA 15717  
Atty.: Sandra E. Davis  
DeBernardo Antoniono McCabe Davis

JEFFREY F. KOVAC, late of Loyalhanna Township,  
Westmoreland County, PA

Exrx.: Tammy L. McGrath-Kovac  
134 Loyalhanna Ave  
Loyalhanna PA 15661  
Atty.: Daniel C. Hudock

MICHAEL ANTHONY LETTRICH, a/d, MICHAEL LETTRICH,  
late of City of New Kensington, Westmoreland County, PA

Admr.: Joseph R Lettrich  
250 Finnin Road  
New Kensington PA 15068  
Deborah Ann Lettrich  
250 Finnin Road  
New Kensington PA 15068  
Atty.: Charles J Jacques III  
2125 Freeport Road  
Natrona Heights PA 15065

DOLORES EDNA LUNN, late of Hempfield Township,  
Westmoreland County, PA

Exrx.: Michele Irene Momper  
613 Wendel Road  
Irwin PA 15642  
Atty.: Tyler J Jones

FLORENCE E MORRIS, a/d, FLORENCE MORRIS, late of  
West Newton Borough, Westmoreland County, PA

Exr.: Albert C Morris  
PO Box 449  
Smithton PA 15479

JANE L MYERS, a/d, JANE MYERS, a/d, JANE LOUISE MYERS, late of New Stanton Borough, Westmoreland County, PA  
 Exrx.: Colleen K Peck  
 6 Highfield St  
 Greensburg PA 15601  
 Atty.: James N. Falcon

ROBERT J. PETERSON, a/d, ROBERT PETERSON, late of Derry Township, Westmoreland County, PA  
 Exrx.: Darlene L. Blansett  
 3383 North Hills Road  
 Murrysburg PA 15668  
 Atty.: Gregory C. Moore  
 Moore Becker Smarto & Acosta P.C.

NANCY E. SANNER, late of Penn Township, Westmoreland County, PA  
 Exrx.: Kristina M. Sanner  
 114 Old Gate Road  
 Trafford PA 15085  
 Atty.: Tyler J Jones

JUDY L SCHMUCKER, a/d, JUDY GAYLE SCHMUCKER, late of City of Latrobe, Westmoreland County, PA  
 Exr.: Rodney P Schmucker  
 116 Post House Trail  
 Pooler GA 31322  
 Atty.: Eric E. Bononi  
 Bononi & Company PC

BILLIE BERT SOTKOWSKI, late of Mount Pleasant Township, Westmoreland County, PA  
 Exrcs.: Greta Pavick  
 145 Lilac Ln  
 Norvelt PA 15674  
 Sherry Gettemy  
 176 Marguerite Rd  
 Latrobe PA 15650  
 Atty.: Eric E. Bononi  
 Bononi & Company PC

BETTY J STAMM, late of Derry Township, Westmoreland County, PA  
 Exrx.: Stacyann S Golden  
 1120 Dogwood Drive  
 Connellsville PA 15425  
 Atty.: David C Pohland

EDWIN J TRUXAL, a/d, EDWIN JAMES TRUXAL, late of Hempfield Township, Westmoreland County, PA  
 Exrx.: Darlene T Delaini  
 819 Hearthstone Circle  
 Greensburg PA 15601  
 Atty.: J. Douglas Farrell  
 Farrell Law LLC

CARL L WEBBERKING, a/d, CARL LEE WEBBERKING, late of Hempfield Township, Westmoreland County, PA  
 Exr.: Ronald R Webberking  
 431 Daily Drive  
 North Huntingdon PA 15642  
 Atty.: Tyler J Jones

### THIRD PUBLICATION

ELSIE M. BARTHEL, a/d, ELSIE MAE BARTHEL, late of South Huntingdon Township, Westmoreland County, PA  
 Exrs.: Daniel K. Barthels  
 138 First St  
 PO Box 773  
 Smithton PA 15479  
 Nancy D. Rupert  
 PO Box 272  
 Smithton PA 15479  
 Atty.: Amanda M. Como  
 Goodwin Como PC  
 607 Broad Ave, Ste 3  
 Belle Vernon PA 15012

WILLIAM A BENCLOSKI, late of City of Greensburg, Westmoreland County, PA  
 Exrx.: Maryann Lazzaro  
 26187 Grand Prix  
 Bonita Springs FL 34135  
 Atty.: Peter P Cherellia

MITCHELL D CIPULLO, a/d, MITCHELL CIPULLO, a/d, MITCHELL DAVID CIPULLO, late of Unity Township, Westmoreland County, PA  
 Exrx.: Jennifer E Cipullo  
 1335 Bailey Farm Road  
 Greensburg PA 15601  
 Atty.: Karen S Timko  
 Julian Gray Associates  
 954 Greentree Road  
 Pittsburgh PA 15220

CAROL ANN FIORINA, late of City of Lower Burrell, Westmoreland County, PA  
 Exrx.: Monica Susan Fiorina  
 131 Arizona Drive  
 Lower Burrell PA 15068  
 Atty.: Richard A. Bruni

RICHARD E FISHER, a/d, RICHARD EDWARD FISHER, late of Hempfield Township, Westmoreland County, PA  
 Admr.: Matthew E Fisher  
 620 Rush Street  
 Greensburg PA 15601  
 Atty.: J. Dustin Barr

STEVEN JEFFREY FRYMAN, late of South Huntingdon Township, Westmoreland County, PA  
 Admr.: Amber Fryman  
 109 Kelly Road  
 Smithton PA 15479  
 Atty.: Michael A Murphy  
 Ogg, Murphy & Perkosky, P.C.  
 245 Fort Pitt Boulevard  
 Pittsburgh PA 15222

LOUIS JAMES GARDONE, a/d, LOUIS GARDONE, a/d, LOUIS J GARDONE, late of Washington Township, Westmoreland County, PA  
 Exrx.: Cindy Lou Carsey  
 5325 White Oak Drive  
 Verona PA 15147  
 Atty.: Samuel R Coury

DONALD R. GEARY II, a/d, DONALD RAYMOND GEARY II, late of Washington Township, Westmoreland County, PA  
 Exr.: Brian M. Geary  
 208 Harrison St  
 Rockville MD 20850  
 Atty.: Ryan R. Mick  
 Mick & Wallisch LLC  
 225 Ross St, 4th Floor  
 Pittsburgh PA 15219

LORI ANN HOHMAN, a/d, LORI A HOHMAN, late of City of Jeannette, Westmoreland County, PA  
 Admr.: Scott Mort  
 426 Jackson Street  
 Rochester PA 15074  
 Atty.: Peter P Cherellia

RONALD T JEROSKI, late of North Huntingdon Township, Westmoreland County, PA  
 Exrcs.: Cara James  
 2700 College Park Road  
 Allison Park PA 15101  
 Amy Chuderewicz  
 1729 Fury Way  
 Virginia Beach VA 23456

JOHN WESLEY JOHNSTON JR, a/d, WES JOHNSTON, a/d, JOHN JOHNSTON, late of Hempfield Township, Westmoreland County, PA  
 Admr.: Kip A Johnston  
 116 Walnut Hollow Ln  
 Greensburg PA 15601  
 Atty.: Richard A. Bruni

RICHARD A JONES, a/d, RICHARD ALLAN JONES, late of Allegheny Township, Westmoreland County, PA  
 Exr.: Richard W. Jones  
 201 Merwin Road  
 New Kensington PA 15068  
 Atty.: William T Woncheck  
 1625 Union Avenue, Suite 5  
 Natrona Heights PA 15065

CAROL KING, a/d, CAROL L KING, late of Cook Township, Westmoreland County, PA  
 Exrx.: Marthelle Lowen  
 43 Mansville Road  
 Ligonier PA 15658  
 Atty.: Bradley Allen King  
 King Legal Group

JOSEPH M KOZENKO, late of Unity Township, Westmoreland County, PA  
 Exrx.: Lisa Ann Kozenko  
 3050 W. Applewood Court  
 Muncie ID 47304  
 Atty.: Daniel N. Carr

ANDREW WILLIAM KRAFT, a/d, ANDREW KRAFT JR, a/d, ANDREW KRAFT, late of Hempfield Township, Westmoreland County, PA  
 Admr.: Melissa A Kraft  
 165 Farmington Place  
 Greensburg PA 15601  
 Atty.: Adam J. Long  
 Long & Long

KATHLEEN SWADE MAPPAS, a/d, KATHLEEN A. SWADE MAPPAS, late of City of Monessen, Westmoreland County, PA  
 Exr.: Ronald P. Kovach  
 339 Grandview Way  
 Charleroi PA 15022  
 Atty.: Timothy M. Maatta

RONALD E. MCGINNIS, a/d, RONALD EUGENE MCGINNIS, a/d, RONALD MCGINNIS, late of Youngwood Borough, Westmoreland County, PA  
 Exrx.: Kaitlin E. Valentino  
 305 North 4th St  
 Youngwood PA 15697  
 Atty.: Kenneth B. Burkley

PATRICIA ANN MILLER, a/d, PATRICIA A MILLER, late of City of Latrobe, Westmoreland County, PA  
 Exrx.: Debra Ann Bell  
 1254 Latrobe Crabtree Rd  
 Latrobe PA 15650  
 Atty.: Kevin P. Leonard  
 Leonard & Leonard

JASON MILLWARD, a/d, JASON LYNN MILLWARD, late of City of Jeannette, Westmoreland County, PA  
 Exr.: Donald Ray Fowler  
 7988 Route 819  
 Greensburg PA 15601  
 Atty.: Keith R. Nicola  
 Law Office of Keith R Nicola, Esquire

LOREEN E MOTTORN, late of Municipality of Murrysburg, Westmoreland County, PA  
 Exrx.: Jill Cristina Mottorn  
 4550 Stonecroft Court  
 Murrysburg PA 15668  
 Atty.: Brenda B Sebring  
 Sebring & Associates

DARRYL DUANE MYERS, a/d, DARRYL MYERS, a/d, DARRYL D MYERS, late of City of Jeannette, Westmoreland County, PA  
 Admr.: Jennifer L Platek  
 4636 Denfield Drive North  
 Wilson NC 27896  
 Eric J Myers  
 422 Perry Avenue  
 Greensburg PA 15601

ERNST W NICKEL, a/d, ERNST WILLIAM NICKEL SR, late of Municipality of Murrysburg, Westmoreland County, PA  
 Exrx.: Katherine Nickel McFaden  
 5414 Field Stream Drive  
 Export PA 15632  
 Atty.: Leroy L Metz II  
 Metz Lewis Brodman Must O'Keefe  
 444 Liberty Ave - Ste 2100  
 Pittsburgh PA 15222

MARIO CHRISTOPHER PAULONE, a/d, MARIO C PAULONE, late of Hempfield Township, Westmoreland County, PA  
 Admr.: Patrice L Paulone  
 137 Hope Court  
 Greensburg PA 15601  
 Atty.: Maureen Kroll

ARTHUR R PIERCE JR, late of Hempfield Township, Westmoreland County, PA  
 Exrx.: Cindy B Gray  
 628 Clay Pike  
 Acme PA 15610  
 Atty.: Robert P. Domenick  
 826 Lowry Avenue  
 Jeannette PA 15644

MAXINE M RESH, a/d, MAXINE MARGARET RESH, late of Ligonier Township, Westmoreland County, PA  
 Exrx.: Chris W Resh  
 19152 Jalisca Street  
 Venice FL 34293  
 Atty.: J. Dustin Barr

DOLORES H ROBERTS, a/d, DOLORES JEAN ROBERTS, late of Hempfield Township, Westmoreland County, PA  
 Exrx.: Jeffery W Roberts  
 30 Patricia Drive  
 Greensburg PA 15601  
 Atty.: Daniel J. Hewitt

CAROLE ANN SHEA, a/d, CAROLE A SHEA, late of Mount Pleasant Borough, Westmoreland County, PA  
 Exrx.: Christine McCallum  
 3057 Falcons Ridge Circle NW  
 Canton OH 44708  
 Atty.: Randall G Klimchick

ARTHUR A SIOR, late of Unity Township, Westmoreland County, PA  
 Exrx.: James W Sior  
 490 Twin Lakes Road  
 Latrobe PA 15650  
 Atty.: Terrance C. Ferguson  
 Ferguson Law Associates

BARBARA A. STEEL, a/d, BARBARA ORZEHOWSKI STEEL, late of Unity Township, Westmoreland County, PA  
 Exrx.: Sherri L. Cavanaugh  
 119 Rose Court South  
 Delmont PA 15626  
 Atty.: Brian P. Cavanaugh  
 Turin, DeMatt & Cavanaugh PC

JAMES STEINER SR., a/d, JAMES W. STEINER, a/d, JAMES W. STEINER SR., late of South Huntingdon Township, Westmoreland County, PA  
 Admr.: James W. Steiner Jr.  
 804 Barren Run Rd  
 Smithton PA 15479  
 Atty.: John K. Greiner  
 Tremba Kinney Greiner & Kerr

JAMES L THEIERL, a/d, JAMES L THEIERL SR, late of City of Lower Burrell, Westmoreland County, PA  
 Exrx.: James L Theierl Jr  
 374 Camp Avenue  
 Arnold PA 15068  
 Atty.: Frank J Pallone Jr

STUART D. WATERHOUSE, a/d, STUART DAVID WATERHOUSE, a/d, STEWART D. WATERHOUSE, late of Sewickley Township, Westmoreland County, PA  
 Exrx.: Eric J. Waterhouse  
 237 Old Clairton Rd  
 Pittsburgh PA 15236  
 Atty.: John E Bumbaugh Jr  
 Bumbaugh George Prather DeDiana

MICHAEL BUDDY LEE ZERBY, a/d, MICHAEL ZERBY, a/d, BUD ZERBY, a/d, MICHAEL B ZERBY, late of Washington Township, Westmoreland County, PA  
 Exrx.: Stephen Scott Zerby  
 575 Indian Lane  
 Boyertown PA 19512

THOMAS G ZUPAN, late of City of Monessen, Westmoreland County, PA  
 Admr.: Adam W Zupan  
 1108 Athalia Avenue  
 Monessen PA 15062

## LEGAL NOTICES

### NOTICE OF PUBLIC AUCTION OF REAL PROPERTY IN: ALLEGHENY COUNTY, BEAVER COUNTY, CLEARFIELD COUNTY, JEFFERSON COUNTY, MCKEAN COUNTY AND WESTMORELAND COUNTY, PENNSYLVANIA

MICHAEL F. FLANAGAN, in his capacity as the Court-appointed receiver in Case No. 3:24-cv-52 pending in the United States District Court for the Western District of Pennsylvania (the "Receiver"), hereby posts, pursuant to 28 U.S.C. § 2002, this notice of his intention to sell to the highest qualified bidder the following real and personal property located at the following six (6) locations:

1. IN ALLEGHENY COUNTY: the currently closed facility formerly known as "Jefferson Hills Healthcare and Rehabilitation Center" located at 448 Old Clairton Road, Jefferson Hills, PA 15025, being Parcel No. 767-A-50-0-1 of the City of Clairton, County of Allegheny. This property is being sold for future development without any assurance as to development potential.
2. IN BEAVER COUNTY: the 67-bed licensed nursing facility known as "Beaver Healthcare and Rehabilitation Center" located in the City of Aliquippa at 616 Golf Course Road, Aliquippa, PA 15001, being Parcel No. 65-006-7313.001 of the City of Aliquippa, County of Beaver.
3. IN CLEARFIELD COUNTY: the 131-bed licensed nursing facility and the related continuing care retirement community known as "Ridgeview Healthcare and Rehabilitation Center" located in the City of Curwensville at 30 4th Street, Curwensville, PA 16833, being Parcel No. H09-691-00014 in the City of Curwensville, County of Clearfield.
4. IN JEFFERSON COUNTY: the 75-bed licensed nursing facility and related continuing care retirement community known as "Mulberry Healthcare and Rehabilitation Center" located in the City of

Punxsutawney at 411-1/2 West Mahoning Street, Punxsutawney, PA 15767, being Parcel Nos. 24-002-0411, 24-002-0428, 24-002-0427, 24-002-0408A, 24-002-0425A, 24-002-0426, 24-002-0408B, 24-002-0422 and 24-002-0425 in the Borough of Punxsutawney, County of Jefferson.

5. IN MCKEAN COUNTY: the 34-bed licensed nursing facility and related 28-bed licensed personal care home known respectively as "Lakeview Healthcare and Rehab" and "Lakeview Senior Care" located in the City of Smethport at: 15 West Willow Street, Smethport, PA 16749, being Parcel Nos. 15-005-607 and 15-005-605.01 of the City of Smethport, County of McKean.
6. IN WESTMORELAND COUNTY: the 35-bed licensed nursing facility known as "Scottdale Healthcare & Rehabilitation Center" located in the City of Scottdale at 900 Porter Avenue, Scottdale, PA 15683, being Parcel No. 47-13-12-0-015, 47-13-12-0-014 and 47-13-12-0-013 of the City of Scottdale, County of Westmoreland.

The Receiver is prepared to enter into a stalking horse contract with affiliates of 980 Investments and Heart Healthcare Management LLC. That contract provides for a refund of the deposit and specifies the starting minimum bid that will be required. The stalking horse contract includes a Purchase Price of \$37,418,377.48 subject to a \$9,224.22 per diem adjustment (positive or negative) to the extent that the Closing does not occur on September 3, 2025, plus all closing costs to be paid by the Buyer, with the Buyer depositing with its Title Company the cash sum of \$1,000,000.00 (One Million Dollars to be applied at closing as a cash payment against the Purchase Price with the remainder paid by assumption of the remaining balance of the existing mortgage lien against properties subject to underwriting clearance by the current mortgage holder.

Any competing offers for the entire package must be made pursuant to the terms and conditions set forth in the Sales Procedures approved by the Court, must offer a purchase price of at least \$37,669,000.00, and should be received in good form no later than six (6) business days prior to the date scheduled for public auction.

The properties will be sold at public auction, unless there are no other Qualifying Bids, such auction to be held on Wednesday, September 3, 2025 at 9:00 AM (Eastern Time then prevailing) in person at the Law Office of Cozen O'Connor, One Oxford Centre, 301 Grant Street (41st Floor), Pittsburgh, PA 15219, although the Receiver may determine in his discretion to provide a ZOOM link for additional participants with the link to be provided in advance by the Receiver to all Qualified Bidders. Sales will be for cash or cash equivalents. The Sales Procedures require bidders to post a deposit in cash or certified funds of One Million Dollars (\$1,000,000.00).



Sales will be "AS IS" with no representations or warranties of any type, other than those contained in the Asset Purchase Agreement negotiated with Stalking Horse and will close upon receipt of required regulatory approvals.

The Receiver reserves the right to postpone or adjourn the auction, to accept any bid or to reject any and all bids that he does not believe to be in the best interests of the receivership estate, or to withdraw the properties at any time prior to the announcement of the completion of the auction. The Receiver's acceptance of any bid is expressly conditioned on the successful bidder executing a purchase and sale agreement in form and content satisfactory to the Receiver, in consultation with Plaintiff (the current mortgage holder) and complying with the Sales Procedures.

For additional information, including legal descriptions of the properties, a copy of the Sales Procedures, or to make a competing offer for the properties, please contact (email):

- Louis J. Capozzi, Jr., Esq. and Daniel K. Natirboff, Esq., Capozzi Adler, P.C., 2933 North Front Street, Harrisburg, PA 17110-1250, EMAIL: [dann@capozziadler.com](mailto:dann@capozziadler.com) - counsel to the Receiver
- Michael F. Flanagan, Receiver, 7611 State Line Road (Suite 303), Kansas City, MO 64114, EMAIL: [MikeFlanagan@mffllc.com](mailto:MikeFlanagan@mffllc.com) - Receiver
- Eugene A. Giotto, Esquire, Cozen O'Connor, P.C., One Oxford Centre (41st floor), 301 Grant Street, Pittsburgh, PA 15219 ) (Email: [egiotto@cozen.com](mailto:egiotto@cozen.com)), counsel for Plaintiff

11/18/25 Jul; 1 Aug

Westmoreland County  
Court of Common Pleas  
Number: 1994 OF 2024

#### Notice of Action in Mortgage Foreclosure

The Huntington National Bank, Plaintiff v. 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, c/o United States Attorney for the Western District of Pennsylvania, Defendants

**TO: Unknown Surviving Heirs of Felix A. Brizuela, Jr. a/k/a Felix Brizuela a/k/a Dr. Felix Brizuela.** Premises subject to foreclosure: 1103 Redoak Dr, Harrison City, Pennsylvania 15636. 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 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. **Westmoreland County Bar Association, P.O. BOX 565, Greensburg, Pennsylvania 15601, (724) 834-8490**<http://lrs.westbar.org>. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

11 Jul

#### NOTICE

NOTICE IS HEREBY GIVEN that **LAKE WAY MOTORS, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ROSENN, JENKINS &  
GREENWALD, L.L.P.  
Cross Creek Pointe  
1065 Highway 315, Suite 200  
Wilkes-Barre, PA 18702

11 Jul

#### NOTICE

**IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY  
PENNSYLVANIA  
CIVIL ACTION-  
NO. 276 OF 2024**

**TO: MONIQ BALMER aka MONIQUE  
BALMER AND RYAN P. DONGILI AKA  
RYAN P. DONGILLI**

#### DEFENDANT

You have been sued in court. An Action to Quiet Title has been instituted against you by the plaintiff, **GUY LEROY**, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 346 3RD ST SMITHTON PA 15478.

#### NOTICE

You are hereby notified that If you wish to defend against the claims set forth, you must take action within (20) days from the publication 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 claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER, GO TO OR TELEPHONE**

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

NAME: LAWYER REFERRAL SERVICE  
WESTMORELAND BAR  
ASSOCIATION

ADDRESS: P.O. BOX 565  
GREENSBURG, PA 15601

Telephone: (724) 834-8490  
<http://lrs.westbar.org>

11 Jul

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

No. 686 of 2025

In Re: Pennsylvania Housing Finance Agency,  
Plaintiff,

vs.

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,

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. 686 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 December 30, 2015 and recorded in the Recorder's Office of Westmoreland County at Instrument No. 201601040000095 on January 4, 2016.

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

11 Jul

## AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY JONATHON A. WIAN, 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 July 22, 2025  
9:00 A.M. Prevailing Time.

#### ESTATE—REPRESENTATIVE—ATTORNEY

1. ANTHONY SEDUNOV—Elizabeth Henry  
Admr—Jon M. Lewis
2. BERNADINE B. FISHER, a/d BERNADINE  
BASH FISHER—Linda R. Bennett Exrx—David  
K. Lucas
3. MAUREEN H. COOPER, a/d MAUREEN  
HELEN COOPER—James C. Cooper Peter G.  
Cooper Exrs—David K. Lucas
4. ENRICO DILUCENTE—Doreen Angotti  
Admr—Nicole M. Pardus
5. RUTH Y. METCALF—Tracy Lynn Mackovick  
Admr d.b.n—Nicole M. Pardus
6. KELLEY RAE MARSH—Casey C. Marsh  
Admr—Todd T. Turin
7. RUTH G. UHRIN—Gary W. Uhrin Christine M.  
Terrill Exrs—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 July 22, 2025 at 9:00 A.M. Prevailing Time in Courtroom 9.

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

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

11/18 Jul

## SHERIFF SALES

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

**TUESDAY, SEPTEMBER 2, 2025**

at 9:00 A.M. the following described

Real Estate, to wit:

### CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE SEPTEMBER 12, 2025 (*WHICH IS 10 DAYS FROM SALE DATE*) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

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

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON SEPTEMBER 2, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Ellen Sweet aka Ellen Park as Known Heir of David L. Park, Deceased, Michelle Sweet as Known Heir of David L. Park, Deceased, Garrett Sweet as Known Heir of David L. Park, Deceased and Michael Park as Known Heir of David L. Park, Deceased

Execution No.: 2272 OF 2022

Judgment Amt.: \$426,446.86

Attorney: Kiera McFadden-Roan, Esquire Pincus Law Group, PLLC, Five Greentree Centre 525 Route 73 North, Suite 309, Marlton, NJ 08053

ALL the right, title, interest and claim of: Ellen Sweet aka Ellen Park as Known Heir of David L. Park, Deceased, Michelle Sweet as Known Heir of David L. Park, Deceased, Garrett Sweet as Known Heir of David L. Park, Deceased and Michael Park as Known Heir of David L. Park, Deceased of in and to:

Township of Penn; 160 McDermott Road, Trafford, PA 15085; Residential Dwelling; Book and Page Number: 3722/202 and Instrument Number 199912071429435.

TAX MAP# 55-02-07-0-050

2.

Property of: Charles N. Miller, Administrator of the Estate of Jeffrey A. Miller, Deceased

Execution No.: 22CJ02404

Judgment Amt.: \$42,071.63

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:

North Belle Vernon Boro; 103 Arch Street, Belle Vernon, PA 15012; 1; Residential Dwelling; DEED INSTRUMENT # 199809041338576; MORTGAGE INSTRUMENT # 200305300051527

TAX MAP# 26-01-08-0-014

3.

Property of: Joseph Johnston

Execution No.: 3926 OF 2022

Judgment Amt.: \$205,681.95

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: Joseph Johnston of in and to:

City of Monessen; 1515 Marion Avenue, Monessen, PA 15062; 0; Residential Dwelling; DEED INSTRUMENT # 202301130000953; MORTGAGE INSTRUMENT # 201912030037370

TAX MAP# 20-02-11-0-138

4.

Property of: THOMAS C. RESPET JR. and ALLISON L. RESPET

Execution No.: 22CJ03928

Judgment Amt.: \$120,448.23

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

ALL the right, title, interest and claim of: THOMAS C. RESPET JR. and ALLISON L. RESPET of in and to: TOWNSHIP OF DONEGAL; 213 Roaring Run Rd Champion, PA 15622; HSE GAR & MTL BLDG; A RESIDENTIAL DWELLING; INSTRUMENT# 200905260019758

TAX MAP# 46-21-00-0-093

5.

Property of: SHAWN L. COCHRAN

Execution No.: 23CJ01458

Judgment Amt.: \$133,048.49

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

ALL the right, title, interest and claim of: SHAWN L. COCHRAN of in and to:

LOWER BURRELL CITY; 237 Sunset Drive Lower Burrell, PA 15068; HOUSE & LOT 30 BLK 8; A RESIDENTIAL DWELLING; INSTRUMENT #2019201906060016159

TAX MAP# 17-03-15-0-096

6.

Property of: Eva C. Kucic, single

Execution No.: 23CJ02049

Judgment Amt.: \$25,191.42

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: Eva C. Kucic, single of in and to:

Township of Penn; 309 Murrysview Road, Trafford, PA 15085; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200705020020480

TAX MAP# 55-02-11-0-093

7.

Property of: Stephanie Weber a/k/a Stephanie L. Weber

Execution No.: 23CJ03724

Judgment Amt.: \$117,582.65

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

ALL the right, title, interest and claim of: Stephanie Weber a/k/a Stephanie L. Weber of in and to:

Borough of Youngwood; 20 South 2nd Street, Youngwood, PA 15697; 315; Residential Dwelling; INSTRUMENT #: 202103010007851

TAX MAP# 41-01-16-0-178

8.  
Property of: ANITA DEXTRADEUR and SCOTT S. DEXTRADEUR  
Execution No.: 23CJ03976  
Judgment Amt.: \$47,651.21  
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
ALL the right, title, interest and claim of: ANITA DEXTRADEUR and SCOTT S. DEXTRADEUR of in and to:  
Borough of Mount Pleasant; 17 West Vine Street Mount Pleasant, PA 15666; HSE LOT 11; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #200409280058085  
TAX MAP# 21-01-15-0-083
- 
9.  
Property of: Gerald A. Higgins and Mary Ellen Higgins  
Execution No.: 23CJ04424  
Judgment Amt.: \$72,173.78  
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: Gerald A. Higgins and Mary Ellen Higgins of in and to:  
City of Greensburg; 75 South Hamilton Avenue, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201903010005646  
TAX MAP# 10-04-02-0-178
- 
10.  
Property of: From House to Home  
Execution No.: 23CJ04885  
Judgment Amt.: \$45,687.98  
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: From House to Home of in and to:  
City of Monessen; 1936 Grand Boulevard; Monessen, PA 15062; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202202220006732  
TAX MAP# 20-02-16-0-136, 20-02-16-0-221
- 
11.  
Property of: Rhea Senko  
Execution No.: X4964 of 2023  
Judgment Amt.: \$130,077.85  
Attorney: ROGER FAY, ESQUIRE 856-724-1888  
ALL the right, title, interest and claim of: Rhea Senko, deceased mortgagor and owner of in and to:  
Township of Allegheny; 59 Dewey Alt, Leechburg, PA 15606; A Residential Dwelling; Deed Instrument # 202203160009789; Instrument # 202203160009790  
TAX MAP# 42-10-09-0-044
- 
12.  
Property of: Thomas Connors and Evelyn Connors  
Execution No.: 24CJ00091  
Judgment Amt.: \$138,444.47  
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: THOMAS CONNORS AND EVELYN CONNORS of in and to:  
TOWNSHIP OF EAST HUNTINGTON; 669 HOMESTEAD AVE., SCOTTDAL, PA 15683; A RESIDENTIAL DWELLING; 201609130029352  
TAX MAP# 47-13-09-0-005; 47-13-09-0-006
- 
13.  
Property of: THOMAS L DAVIS SR., DECEASED  
Execution No.: 24CJ00207  
Judgment Amt.: \$84,943.63  
Attorney: Robert Flacco, Esquire, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100  
ALL the right, title, interest and claim of: THOMAS L. DAVIS JR., KNOWN HEIR OF THOMAS L. DAVIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. DAVIS, SR., DECEASED of in and to:  
NEW KENSINGTON CITY; 907 WALNUT STREET, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200601230003251  
TAX MAP# 24-03-12-0-208
- 
15.  
Property of: Gavin J. Gross and Heather Gross  
Execution No.: 1993 OF 2024  
Judgment Amt.: \$185,066.30  
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102  
ALL the right, title, interest and claim of: Gavin J. Gross and Heather Gross of in and to:  
City of Jeannette; 1014 Jefferson Avenue, Jeannette, Pennsylvania 15644; Residential Dwelling; Instrument Number: 202107060027498  
TAX MAP# 14-04-05-0-071
- 
16.  
Property of: ROBERTA SCRATCHARD, DECEASED  
Execution No.: 24CJ02108  
Judgment Amt.: \$72,593.40  
Attorney: Robert Flacco, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100  
ALL the right, title, interest and claim of: DEB DENISE SCRATCHARD AS ADMINSTRATRIX OF THE ESTATE OF ROBERTA SCRATCHARD, DECEASED of in and to:  
NEW KENSINGTON CITY; 2511 7TH STREET ROAD, NEW KENSINGTON, PA 15068; 12,100.00; DEED INSTRUMENT # 202009250031352  
TAX MAP# 24-04-10-0-085
- 
17.  
Property of: ANDREA M. JOHNSON  
Execution No.: 24CJ02139  
Judgment Amt.: \$149,965.07  
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
ALL the right, title, interest and claim of: ANDREA M. JOHNSON of in and to:  
Borough of Trafford; 518 Inwood Road Trafford, PA 15085 518 Inwood Road Trafford, PA 15085; HOUSE & LOT 38; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #202107090028205  
TAX MAP# 36-03-04-0-153
- 
18.  
Property of: LAURA R. EICHER  
Execution No.: 2799 OF 2024  
Judgment Amt.: \$35,617.37  
Attorney: ROGER FAY, ESQUIRE 856-724-1888  
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 Laura R. Eicher, deceased mortgagor and owner of in and to:  
City of New Kensington; 249 Freeport Road, New Kensington, PA 15068; Deed Instrument # 200109040047962; Instrument # 200401200003542  
TAX MAP# 24-03-16-0-060
- 
19.  
Property of: Nicholas H Bates  
Execution No.: 24CJ02931  
Judgment Amt.: \$81,347.37  
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: NICHOLAS H BATES of in and to:  
CITY OF NEW KENSINGTON; 111 LANCY ST, NEW KENSINGTON, PA 15068; part of Lot 13; A RESIDENTIAL DWELLING; 202012070042257  
TAX MAP# 24-06-06-0-003
- 
20.  
Property of: Brenden M. Calabrace  
Execution No.: 24CJ03162  
Judgment Amt.: \$182,519.09  
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087  
ALL the right, title, interest and claim of: Brenden M. Calabrace of in and to:  
City of Latrobe; 1818 Ligonier Street, Latrobe, PA 15650; 77; Residential Dwelling; INSTRUMENT #: 202107260030487  
TAX MAP# 15-03-15-0-118
- 
21.  
Property of: CLAYTON H. HANNING A/KA/ CLAYTON HANNING  
Execution No.: 24CJ03212  
Judgment Amt.: \$93,061.39  
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 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: CLAYTON H. HANNING AKA/ CLAYTON HANNING of in and to:

BOROUGH OF DERRY; 305 CRUSHER WAY AKA 316 7TH AVE DERRY, PA 15627; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200402240010242

TAX MAP# 06-02-02-0-061

22.

Property of: Christopher Matthew Wilder

Execution No.: 24CJ03221

Judgment Amt.: \$171,913.26

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: CHRISTOPHER MATTHEW WILDER of in and to:

BOROUGH OF MADISON; 515 MILL RD, MADISON, PA 15663; Lot 2; A RESIDENTIAL DWELLING; 201908130023847

TAX MAP# 18-01-07-0-090

24.

Property of: ALETA M. LANGFORD

Execution No.: 24CJ03772

Judgment Amt.: \$124,252.18

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

ALL the right, title, interest and claim of: ALETA M. LANGFORD of in and to:

TOWNSHIP OF HEMPFIELD; 25 Tami Drive Greensburg, PA 15601; LOT 107 HSE; A RESIDENTIAL DWELLING; INSTRUMENT #201701100001059

TAX MAP# 50-20-08-0-063

25.

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

26.

Property of: Cecil B. Kimbrough, an unmarried man, and Jacqueline Detsch, an unmarried woman

Execution No.: 24CJ03889

Judgment Amt.: \$164,167.88

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: CECIL B. KIMBROUGH, AN UNMARRIED MAN, AND JACQUELINE DETSCH, AN UNMARRIED WOMAN of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 12810 STATE RT 993, ARDARA, PA 15615; Lots 13-16; A RESIDENTIAL DWELLING; 202204290015737

TAX MAP# 54-04-05-0-007

27.

Property of: Donna C. Cogley

Execution No.: 24CJ04266

Judgment Amt.: \$67,085.59

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: Donna C. Cogley of in and to:

Oklahoma, Borough; 121 Thorn St, Apollo, PA 15613; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201609160029924

TAX MAP# 28-03-01-0-025

28.

Property of: LINDSEY M. JONES and JASON JONES

Execution No.: 4612 OF 2024

Judgment Amt.: \$193,657.38

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: LINDSEY M. JONES and JASON JONES of in and to:

Township of Hempfield; 331 Kemerer Drive, Greensburg, PA 15601; 0.509; Residential Dwelling; DEED INSTRUMENT # 202112150051979; MORTGAGE INSTRUMENT # 202112150051980

TAX MAP# 50-09-14-0-047

29.

Property of: Sarah N. Stevenson

Execution No.: 24CJ04759

Judgment Amt.: \$148,794.07

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: Sarah N. Stevenson of in and to:

Lower Burrell; 445 Toledo Dr, Lower Burrell, PA 15068-3358; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 202210130035713

TAX MAP# 17-05-02-0-254

30.

Property of: ANGELA ANN REGAL

Execution No.: 24CJ04766

Judgment Amt.: \$430,418.82

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

ALL the right, title, interest and claim of: ANGELA ANN REGAL of in and to:

TOWNSHIP OF ROSTRAVER; 405 Gardenia Drive Rostraver Township, PA 15012; LOT 200 & HSE; A RESIDENTIAL DWELLING; INSTRUMENT #202205040016148

TAX MAP# 56-09-10-0-233

31.

Property of: GARY W. SHUEY

Execution No.: 24CJ05488

Judgment Amt.: \$145,183.69

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

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

TOWNSHIP OF HEMPFIELD; 16 LANDIS AVENUE, JEANETTE, PA 15644; A RESIDENTIAL DWELLING; DEED INSTRUMENT # Deed Book 3455, Page 546

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

32.

Property of: Jeremy Hickle and Patti A. Hickle, his wife

Execution No.: 24CJ05527

Judgment Amt.: \$130,852.88

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Jeremy Hickle and Patti A. Hickle, his wife of in and to:

Township of Mount Pleasant; 259 High Street, Mount Pleasant, PA 15666; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202302270004537

TAX MAP# 53-15-11-0-029

33.

Property of: Shaun Joseph Roberts, Donna L. Deluca, and Tracy Nicole Roberts

Execution No.: 18 of 2025

Judgment Amt.: \$180,403.71

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

ALL the right, title, interest and claim of: Shaun Joseph Roberts, Donna L. Deluca, and Tracy Nicole Roberts of in and to:

Borough of North Belle Vernon; 913 Hill St., Belle Vernon, PA 15012; N/A; two story frame dwelling; Instrument No. 202305030010719

TAX MAP# 26-02-05-0-216

34.

Property of: Brandon K. Humberger and Tiffany M. Humberger, husband and wife

Execution No.: 25CJ00200

Judgment Amt.: \$225,607.50

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: Brandon K. Humberger and Tiffany M. Humberger, husband and wife of in and to:

Township of Salem; 113 Oak Hill Road, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201804030009872

TAX MAP# 57-13-03-0-038, 57-13-03-0-036, 57-13-03-0-027, 57-13-03-0-026

35.

Property of: BRYAN J. CONN

Execution No.: 25CJ00483

Judgment Amt.: \$59,026.52

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

ALL the right, title, interest and claim of: BRYAN J. CONN, of in and to:

BOROUGH OF IRWIN; 65 X 120 X IRR (LOTS 69-70); 725 PINE STREET, IRWIN, PA 15642; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT 2009-11190046060

TAX MAP# 13-01-12-0-338

36.

Property of: Michael D. Martin

Execution No.: 611 of 2025

Judgment Amt.: \$17,221.57

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: Michael D. Martin of in and to:

Township of Loyalhanna; 419 Plum Street, Slickville, PA 15684; Having erected thereon a double modular home known as 419 Plum Street, Slickville, PA 15684; INSTRUMENT NO. 200602140007088

TAX MAP# 52-03-11-0-049

37.

Property of: Dustin R. Vinsek

Execution No.: 25CJ00624

Judgment Amt.: \$95,283.90

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: Dustin R. Vinsek of in and to:

Township of Mount Pleasant; 125 Jims Lane, Mount Pleasant, PA 15666; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202001100000999

TAX MAP# 53-05-08-0-026, 53-05-08-0-030

38.

Property of: Christine Mancini

Execution No.: 25-CI-00755

Judgment Amt.: \$164,510.30

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: Christine Mancini of in and to:

Hempfield Township; 631 Wellington Drive, Greensburg, PA 15601; 0.429; Residential Dwelling; DEED INSTRUMENT #201911010033773

TAX MAP# 50-29-10-0-126

39.

Property of: Daniel A. Horner and Janinee D. Williams

Execution No.: 768 of 2025

Judgment Amt.: \$196,446.73

Attorney: Kevin J. Petak, Esquire/Spence, Custer, Saylor, Wolfe & Rose, 1067 Menoher Boulevard, Johnstown, PA 15905, (814)536.0735

ALL the right, title, interest and claim of: Daniel A. Horner and Janinee D. Williams of in and to:

Unity Township; 109 Horseshoe Drive, Latrobe, PA 15650; Lot 31; residential dwelling; DEED INSTRUMENT # 201804260012582

TAX MAP# 61-14-06-0-152

40.

Property of: DEREK LEE SMITH

Execution No.: 25CJ00819

Judgment Amt.: \$213,024.94

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

ALL the right, title, interest and claim of: DEREK LEE SMITH of in and to:

Township of Washington; 529 Sportsman Drive Apollo, PA 15613; HOUSE GAR & LOT 14; A RESIDENTIAL DWELLING; INSTRUMENT #202211070038257

TAX MAP# 63-05-15-0-031

41.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Eugene V. Salvino a/k/a Eugene Vincent Salvino, Deceased

Execution No.: 843 of 2025

Judgment Amt.: \$67,660.54

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 Eugene V. Salvino a/k/a Eugene Vincent Salvino, Deceased of in and to:

City of Monessen; 646 Knox Avenue, Monessen, PA 15062; 4,500 square feet; Residential property. DBV 2486 PG# 36 (or) INSTRUMENT #: 3597

TAX MAP# 20-02-06-0-214

42.

Property of: Barbara M. Schell

Execution No.: 25CJ00972

Judgment Amt.: \$78,715.19

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

ALL the right, title, interest and claim of: BARBARA M. SCHELL of in and to:

TOWNSHIP OF HEMPFIELD; 28 LINMORE DRIVE, IRWIN, PA 15642, A/K/A 828 LINMORE DRIVE, IRWIN, PA 15642; Lot 29; A RESIDENTIAL DWELLING; 200210160066696

TAX MAP# 50-12-10-0-004

43.

Property of: Ian S. Black

Execution No.: 1528 of 2025

Judgment Amt.: \$75,666.71

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

ALL the right, title, interest and claim of: Ian S. Black of in and to:

City of New Kensington; 132 Woodstone Lane, New Kensington, PA 15068; ROSEMONT MANOR NO. 1; N/A; Condominium; INSTRUMENT #: 202401110001061

TAX MAP# 24-02-13-0-101

JAMES ALBERT, SHERIFF  
WESTMORELAND COUNTY  
SHERIFF'S OFFICE  
GREENSBURG, PA 15601  
JUNE 6, 2025

11/18/25 Jul

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