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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 online at [www.westbar.org/attorneys](http://www.westbar.org/attorneys) or by calling 724-834-6730.*

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## FIRST PUBLICATION

---

DONALD E ABER, late of Hyde Park Borough, Westmoreland County, PA

Exrx.: Barbara D Mulholland  
3139 Willet Road  
Pittsburgh PA 15227  
Atty.: Larry D. Loperfito  
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RUTH M BABILYA, late of West Newton Borough, Westmoreland County, PA

Exrs.: Jeffrey A Babilya  
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John T Babilya  
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LAWRENCE E. BAIRD, a/d, LAWRENCE E. BAIRD JR., late of Hempfield Township, Westmoreland County, PA

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RUTH F BURDICK, late of Ligonier Borough, Westmoreland County, PA

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DOROTHY CARR, a/d, DOROTHY M CARR, late of Hempfield Township, Westmoreland County, PA

Exrx.: Donna L Carr  
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Law Office of Matthew A. Curiale

NAOMI JEAN CASTEEL, late of Rostraver Township,  
Westmoreland County, PA  
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1087 Williams Drive  
Belle Vernon PA 15012  
Atty.: Mark E. Ramsier

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CONGETTA CLARK, a/d, CONNIE D CLARK, a/d,  
CONGETTA DELORIS JEAN CLARK, a/d, CONCETTA  
DELORIS JEAN CLARK, late of Derry Borough,  
Westmoreland County, PA  
Exrs.: James O Clark  
5339 Henry Town Rd  
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Lisa A Seymour  
2833 Alden Glenn Ct  
Sevierville TN 37876  
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JAMES E CURRY, a/d, JAMES EDWARD CURRY, late of  
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Exr.: John J Curry  
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Latrobe PA 15650  
Atty.: Jillian F Zacks  
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CAMDEN JOHN ELLIN, late of Rostraver Township,  
Westmoreland County, PA  
Admrs.: Michael Ellin  
1590 Rostraver Road  
Rostraver Township PA 15012  
Kelly Jo Ellin  
1590 Rostraver Road  
Rostraver Township PA 15012  
Atty.: Mark E. Ramsier

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BARBARA J GLATZ, a/d, BARBARA JEAN GLATZ, late of  
North Huntingdon Township, Westmoreland County, PA  
Exrx.: Rebecca G Woods  
670 Kimlyn Avenue  
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Atty.: Tyler J Jones

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THOMAS NEIL HAUGER, a/d, THOMAS N HAUGER, late  
of Unity Township, Westmoreland County, PA  
Exrx.: Kristen L Hauger  
1004 Mountain View Drive  
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Atty.: Marilyn M. Gaut

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GEORGE V JAKUBOVIC, late of City of Latrobe,  
Westmoreland County, PA  
Exr.: Ronald J Jakubovic  
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Latrobe PA 15650  
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LEANNE G MALIK, late of City of Latrobe, Westmoreland  
County, PA  
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Ashley R Malik  
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NINFA J MASSEY, a/d, NINFA JULIA MASSEY, late of  
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PATRICK HENRY MCCANN SR, a/d, PATRICK H MCCANN,  
late of City of New Kensington, Westmoreland County,  
PA  
Exrx.: Cheryl McCann  
525 1/2 Freeport Road  
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JOANNE J MERTZ, late of City of Greensburg,  
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PETER E MURPHY, late of Derry Township, Westmoreland  
County, PA  
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GUY K PATTERSON, late of Rostraver Township,  
Westmoreland County, PA  
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MARY JANE PAWLIKOWSKI, late of Mount Pleasant Township, Westmoreland County, PA  
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Eugene Pawlikowski  
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LOIS F PERICH, a/d, LOIS PERICH, late of Penn Township, Westmoreland County, PA  
Exrx.: Debbie A Yanniruberto  
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THOMAS R POLICICHIO, a/d, THOMAS POLICICHIO, late of Bolivar Borough, Westmoreland County, PA  
Exrx.: Cheryl Miller  
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THOMAS F REDIEHS, late of Unity Township, Westmoreland County, PA  
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HOLLIE K. ROLLA, late of Mount Pleasant Township, Westmoreland County, PA  
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ILSE ROMAGNOLI, late of Southwest Greensburg Borough, Westmoreland County, PA  
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DORIS K SHAFER, late of Mount Pleasant Township, Westmoreland County, PA  
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SANDRA J. WALTERS, late of Derry Township, Westmoreland County, PA

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## SECOND PUBLICATION

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EILEEN S BYERS, late of Cook Township, Westmoreland County, PA

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PETER LEITZA, late of Derry Township, Westmoreland County, PA

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DONALD E LUPYAN, late of Derry Township, Westmoreland County, PA

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CARL D MARINELLI, a/d, CARL DENNIS MARINELLI, late of East Huntingdon Township, Westmoreland County, PA

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Mears, Smith, Houser & Boyle, P.C.

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SARAH L NOVAK, late of Derry Township, Westmoreland County, PA

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617 Spring Street  
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DOROTHY K PATOSKY, a/d, DOROTHY PATOSKY, late of Penn Township, Westmoreland County, PA

Exr.: David J Patosky  
1002 Bouquet Creek Ct  
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MICHAEL J PERETTO, a/d, MICHAEL PERETTO, a/d, MICHAEL JAMES PERETTO, late of Municipality of Murrys ville, Westmoreland County, PA

Admr.: Cynthia A Peretto  
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SHIRLEY PETERS, a/d, SHIRLEY RAE PETERS, late of Municipality of Murrys ville, Westmoreland County, PA

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THEODORE A RIMMEL, a/d, THEODORE A RIMMEL SR, late of Loyalhanna Township, Westmoreland County, PA

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JOHN RUSSELL, a/d, JOHN GREGORY RUSSELL, a/d, JOHN G RUSSELL, late of Rostraver Township, Westmoreland County, PA

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JONI S RUSSELL, late of West Newton Borough, Westmoreland County, PA

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MARY E SABO, late of North Huntingdon Township, Westmoreland County, PA

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Law Care

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LAWRENCE A SABOL JR, late of Penn Township, Westmoreland County, PA

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Atty.: James M Duffy  
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DAVID HENRY SAMUEL, a/d, DAVID H SAMUEL, late of Unity Township, Westmoreland County, PA

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Atty.: Christina M Dubosky

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LOIS R SCHLANGER, a/d, LOIS SCHLANGER, late of Penn Township, Westmoreland County, PA

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Atty.: William J. McCabe  
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ESTHER J SHERBONDY, late of West Newton Borough, Westmoreland County, PA

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DOLORES O SIMKOVIC, late of North Huntingdon  
Township, Westmoreland County, PA  
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LOIS J STALLARD, late of Washington Township,  
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JOHN A THOMAS SR, a/d, JOHN ARTHUR THOMAS, a/d,  
JOHN THOMAS, late of East Huntingdon Township,  
Westmoreland County, PA  
Admr.: Ruth E Kozemchak  
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KARLENE P YESHO, a/d, KARLENE JANE YESHO, late of  
Hempfield Township, Westmoreland County, PA  
Exr.: Richard P Yesho  
706 Reynolds Street  
Youngwood PA 15697  
Atty.: L. Christian DeDiana

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### THIRD PUBLICATION

---

MARIE ANTONIONO, a/d, MARIE J ANTONIONO, late of  
City of Lower Burrell, Westmoreland County, PA  
Exrx.: Martha E Matarrese  
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Atty.: James R Antoniono

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AUDREY M. BATH, late of Derry Township, Westmoreland  
County, PA  
Exrx.: Donna Ambrose  
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Atty.: Matthew A. Curiale  
Law Office of Matthew A. Curiale

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ZACHARY SHAWN BRADLEY, a/d, ZACHARY S  
BRADLEY, late of New Alexandria Borough,  
Westmoreland County, PA  
Admr.: Tricia E Bradley  
400 Ridge Ave  
East Pittsburgh PA 15112  
Atty.: Richard J Catalano  
468 Lincoln Highway  
North Versailles PA 15137

MARILYN KAY CRYSTALOSKI, a/d, MARILYN K  
CRYSTALOSKI, a/d, MARILYN E CRYSTALOSKI, late of  
Hempfield Township, Westmoreland County, PA  
Admr.: Terry J Crystaloski  
313 Blue Sky Ln  
Greensburg PA 15601  
Atty.: Brian P. Cavanaugh  
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VERONICA E DONOVAN, a/d, VERONICA DONOVAN, a/d,  
VERONICA ELEANOR DONOVAN, late of Vandergrift  
Borough, Westmoreland County, PA  
Exrs.: Robert H Swarmer III  
173 Hillview Manor Road  
Leechburg PA 15656  
Falicia A Ruggeri  
278 Sherman Avenue  
Vandergrift PA 15690  
Atty.: Larry D. Loperfido  
Geary, Loperfido & Generelli, LLC

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MARIANNE ALMA ERNHART, a/d, MARIANNE C  
ERNHART, late of City of Greensburg, Westmoreland  
County, PA  
Admr.: David C Ernhart  
327 Chestnut St  
Jeannette PA 15644  
Atty.: David M Glad

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LUCY FULCHER, a/d, LUCY MAE FULCHER, late of  
Municipality of Murrysville, Westmoreland County, PA  
Admr. c.t.a.: Richard A Fulcher Jr  
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JOHN D GERKEN, late of Manor Borough, Westmoreland  
County, PA  
Admr.: Janet Gerken  
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Atty.: Tyler J Jones

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KATHLEEN HAYS, a/d, KATHLEEN A HAYS, late of Derry  
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3250 Ridgeway Drive  
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Amy L Keim  
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Atty.: Leslie J. Uncapher  
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GLORIA KAUT, a/d, GLORIA J KAUT, late of Hempfield  
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PAUL KERNA, late of Penn Township, Westmoreland County, PA

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SOPHIE C KOCAN, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Janet Kocan  
138 Rosewood Avenue  
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Atty.: Gary J Frankhouser  
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DONALD E KRINOCK, late of Ligonier Township, Westmoreland County, PA

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CHARLES F LEEPER, a/d, CHARLES FRANCIS LEEPER, late of East Huntingdon Township, Westmoreland County, PA

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GEORGE R MCCULLOUGH, late of Ligonier Township, Westmoreland County, PA

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DAVID J PORVAZNIK, a/d, DAVID PORVAZNIK, a/d, DAVID JOSEPH PORVAZNIK, late of Hempfield Township, Westmoreland County, PA

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JOYCE A PURUCKER, late of Penn Township, Westmoreland County, PA

Exrs.: Peter L Purucker  
10641 Bellview Drive  
North Huntingdon PA 15642  
Christina R Thomas  
11211 Mockingbird Drive  
North Huntingdon PA 15642  
Atty.: Maureen Kroll

RUTH J SHOTTS, late of Hempfield Township, Westmoreland County, PA

Admr.: David W Shotts Jr  
400 Harrison Avenue  
Jeannette PA 15644  
Atty.: Harry R Ruprecht  
445 Fort Pitt Boulevard, Suite 400  
Pittsburgh PA 15219

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LAURETTA B. STANLEY, late of South Huntingdon Township, Westmoreland County, PA

Admr.: Michelle Lynn Stanley-Joyce  
423 Huntingdon Rd, PO Box 212  
Yukon PA 15698  
Atty.: Henry L. Moore

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THOMAS S STEPANSKY, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Denise R Hare  
2550 Bluestem Court  
Morris IL 60450  
Atty.: Marvin D. Snyder Jr.  
Snyder & Snyder Attorneys at Law PLLC

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ALFRED PHILLIP TOFANI, a/d, ALFRED P. TOFANI JR., late of New Stanton Borough, Westmoreland County, PA

Exr.: Phillip A. Tofani  
280 Salem Church Road  
Belle Vernon PA 15012  
Atty.: Timothy A. Fedele

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JOHN M TOTH, a/d, JOHN TOTH, a/d, JOHN MICHAEL TOTH, late of Sutersville Borough, Westmoreland County, PA

Exrcs.: Janet Baker  
1061 Old Hills Road  
McKeesport PA 15135  
Lisa Childers  
6229 Roslyn Street  
McKeesport PA 15135

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KATHLEEN A VANDERWEELE, a/d, KATHLEEN ANNE VANDERWEELE, late of Washington Township, Westmoreland County, PA

Exr.: Eric P Vanderweele  
144 Guenther Lane  
Apollo PA 15613  
Atty.: Jacob M Fabian  
Coulter & May PC  
3824 Northern Pike, Suite 801B  
Monroeville PA 15146

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NICHOLAS W. ZEDICK, late of Derry Township, Westmoreland County, PA

Admr.: Beverly Ann Arbore  
160 Highland Ridge Rd  
Washington PA 15323  
Atty.: Keegan E. Miller  
Bononi & Company, PC



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## LEGAL NOTICES

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### NOTICE OF REVOCABLE TRUST PURSUANT TO 20 Pa.C.S. § 7755(c)

**NOTICE** is hereby given of the administration of the **DONALD R. McCLINTOCK AND BERNADETTE E. McCLINTOCK LIVING TRUST** dated December 15, 1997, most recently amended and restated on March 3, 2021. DONALD R. McCLINTOCK, grantor of the trust, of the Township of South Huntingdon, County of Westmoreland, Commonwealth of Pennsylvania, died June 16, 2024. All persons having claims against Donald R. McClintock are requested to make known the same to the trustees or attorney named below. All persons indebted to Donald R. McClintock are requested to make payment without delay to the trustee or attorney named.

Mary M. McClintock  
PO Box 162  
Sewickley, PA 15143  
or to

Matthew F. Schwartz, Esq.  
Schwartz Montoya Legal, LLC,  
Attys.  
2212 Murray Avenue  
Pittsburgh, PA 15217

26 Jul; 2/9 Aug

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### CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA

No. 2596 of 2024

In re: Petition of Taylor Richelle Fischer for change of name to Taylor Richelle Bickel

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 23rd day of September, 2024, at 9:30 A.M., as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

26 Jul

IN THE COURT OF COMMON PLEAS,  
WESTMORELAND COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No. 2189 of 2024

Tax Parcel Number 14-02-10-0-199  
RFH DEVELOPMENT, LLC,  
Plaintiff,

vs.

JAN LEWANDOWSKI, LORI  
LEWANDOWSKI and IAN D.  
LEWANDOWSKI,

Defendants.

**PUBLIC NOTICE TO JAN  
LEWANDOWSKI, LORI LEWANDOWSKI &  
IAN D. LEWANDOWSKI**

### NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any 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, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON 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>

26 Jul

**NOTICE**

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on May 2, 2024, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is **BJT BYERS, LLC**.

Timothy M. Maatta, Esq.  
513 Schoonmaker Avenue  
Monessen, PA 15062  
724-684-3131

26 Jul

**NOTICE OF TRUST ADMINISTRATION**

Notice of Revocable Living Trust pursuant to 20 Pa.C.S.A. § 7755 (c). Notice is hereby given of the administration of the **EVELYN E. RUFFING REVOCABLE LIVING TRUST DATED NOVEMBER 9, 2022**. Evelyn E. Ruffing, Settlor, of Derry Township, Westmoreland County, Pennsylvania, died on April 12, 2024. All persons having claims against Evelyn E. Ruffing and/or said Trust are requested to make known the same to the Successor Trustee(s) or their attorney named below, duly authenticated for settlement. All persons indebted to Evelyn E. Ruffing and/or said Trust are requested to make payment without delay to the Successor Trustee(s) or their attorney named below. The Successor Trustees are Andrew C. Baker and Paula A. Baker.

Andrew C. Baker  
3604 S. Charlestown Street  
Seattle, WA 98144

Paula A. Baker  
604 Overlook Way  
Missoula, Mt 59803

Ronald J. Saffron, Esquire  
135 East Market Street, Suite 105  
Blairsville, PA 15717

26 Jul; 2/9 Aug

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## SHERIFF SALES

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

**TUESDAY, SEPTEMBER 3, 2024**

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 13, 2024 (*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 3, 2024 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

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1.

Property of: Robert C. Buccigrossi and Colleen F. Buccigrossi, his wife

Execution No.: 19CJ01033

Judgment Amt.: \$60,718.83

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Robert C. Buccigrossi and Colleen F. Buccigrossi, his wife of in and to:

City of Latrobe; 216 Garfield Road, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; DBV 700 PG # 2573

TAX MAP# 15-03-05-0-020

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2.

Property of: The Estate of Nancy Kromka

Execution No.: 5408 of 2019

Judgment Amt.: \$305,744.59\*

\* Plus per diem interest, escrow advances, and costs of collection, including reasonable attorney

fees, title fees, property valuation fees, property inspection fees, property maintenance fees, and costs, accruing from April 24, 2024, through the date of sheriff's sale

Attorney: Roger Fay, Esquire; ID No.: 315987, Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054

ALL the right, title, interest and claim of: The Estate of Nancy Kromka of in and to:

Greensburg City; 148 Crooked Run Road, Greensburg, PA 15601; A Residential Dwelling; 200311200093213

TAX MAP# 57-18-00-0-086

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3.

Property of: ALBERTA G. WELKER AND DAWN L. SHAFER AND BRUCE A. SHAFER

Execution No.: 20CJ01466

Judgment Amt.: \$176,940.03

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

ALL the right, title, interest and claim of: ALBERTA G. WELKER AND DAWN L. SHAFER AND BRUCE A. SHAFER of in and to:

TOWNSHIP OF EAST HUNTINGDON; RD 1 BOX 499B, A/K/A 147 REGENCY LANE, A/K/A 149 REGENCY LANE, A/K/A 155 REGENCY LANE, A/K/A 161 REGENCY LANE A/K/A 1182 CHAINTOWN ROAD, SCOTTDAL, PA 15683; A RESIDENTIAL DWELLING; 200408060047778

TAX MAP# 47-16-00-0-031

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4.

Property of: Dale R. Smith and Charmaine P. Smith a/k/a Charmine P. Smith

Execution No.: 3787 OF 2020

Judgment Amt.: \$80,979.83

Attorney: Matthew G. Brushwood, Esquire

ALL the right, title, interest and claim of: Dale R. Smith and Charmaine P. Smith a/k/a Charmine P. Smith of in and to:

East Huntingdon Township; 1347 Water St, Alverton, Pennsylvania 15612; 2-story dwelling, detached garage, mobile home and stable; INSTRUMENT #: 200212120080967

TAX MAP# 47-10-00-0-072

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5.

Property of: Bruce Charles Crivaro and Mary V. Crivaro

Execution No.: 22CJ01559

Judgment Amt.: \$345,191.07

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: Bruce Charles Crivaro and Mary V. Crivaro of in and to:

Upper Burrell Township; 195 Hartge Road, New Kensington, PA 15068; 0.00; Residential Dwelling; DEED INSTRUMENT # 201502090003735; MORTGAGE INSTRUMENT # 201501020000130

TAX MAP# 62-05-00-0-248

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6.

Property of: Alan Hranko & Carolyn Hranko, Married

Execution No.: 3332 of 2022

Judgment Amt.: \$46,373.48

Attorney: Danielle Johnson, Esquire, 1628 John F. Kennedy Blvd., Suite 1810, Philadelphia, PA 19103, (212) 471-5100

ALL the right, title, interest and claim of: Alan Hranko and Carolyn Hranko of in and to:

MUNICIPALITY OF MURRYSVILLE; 3629 LOGAN FERRY ROAD, MURRYSVILLE, PA 15668; .4130; RESIDENTIAL; DEED INSTRUMENT # 200302030008894

TAX MAP# 49-10-09-0-040

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7.

Property of: MICHAEL A. DUDURICH

Execution No.: 22CJ03344

Judgment Amt.: \$92,197.53

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, Nicole Rizzo, Esquire ID No. 332712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: ANN S. DUDURICH AND MICHAEL A. DUDURICH of in and to:

UNITY TOWNSHIP; 3011 HARCOURT DRIVE GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200804230016744

TAX MAP# 61-12-06-0-067

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8.

Property of: BETH A. CALDWELL

Execution No.: 22CJ04106

Judgment Amt.: \$107,944.36

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

ALL the right, title, interest and claim of: BETH A. CALDWELL of in and to:

City of Greensburg; 554 Sells Lane aka 554 Sells Ln Greensburg, PA 15601; LT 9 HSE; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #200604260019260

TAX MAP# 10-04-08-0-094

9.

Property of: EARL HENKEL AKA EARL H. HENKEL, JR AKA EARL HENKEL, JR and MALINDA HENKEL

Execution No.: 22CJ04201

Judgment Amt.: \$27,471.85

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

ALL the right, title, interest and claim of: EARL HENKEL AKA EARL H. HENKEL, JR AKA EARL HENKEL, JR and MALINDA HENKEL of in and to:

TOWNSHIP OF MOUNT PLEASANT; 138 East Smithfield Street Mount Pleasant, PA 15666 138 East Smithfield Street Mount Pleasant, PA 15666; LT 414 415 419-421 HSE GAR; A RESIDENTIAL DWELLING; Book 3734 Page 128

TAX MAP# 53-20-04-0-014

10.

Property of: ASHLEY AITKEN AND MATTHEW GRIBBIN

Execution No.: 4487 OF 2022

Judgment Amt.: \$150,340.20

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

ALL the right, title, interest and claim of: ASHLEY AITKEN AND MATTHEW GRIBBIN, of in and to:

MUNICIPALITY OF MURRYSVILLE; LOT NO. 516 - BEL AIRE MANOR PLAN NO. 5, PLAN BOOK VOLUME 48, PAGE 81. 118 BUENA VISTA DRIVE, DELMONT, PA 15626; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #2017-05110015368

TAX MAP# 49-21-07-0-020

11.

Property of: BOBBIE J. KOFFMAN and ADAM L. KOFFMAN

Execution No.: 22CJ04681

Judgment Amt.: \$186,088.29

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

ALL the right, title, interest and claim of: BOBBIE J. KOFFMAN and ADAM L. KOFFMAN of in and to:

Township of Loyallhanna; 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681 119 Deer Road Saltsburg, PA 15681; LOT 263; A RESIDENTIAL DWELLING; INSTRUMENT #200504280020337

TAX MAP# 52-09-05-0-039, 52-09-05-0-042, 52-09-05-0-035

12.

Property of: ESTATE OF CINDY LINT GRIFFIN SPECIAL NEEDS TRUST OR KNOWN AND UNKNOWN HEIRS OF CINDY GRIFFIN

Execution No.: 63 of 2023

Judgment Amt.: \$78,283.99

Attorney: MICHELLE L. PIERRO 1500 One PPG Place Pittsburgh, PA. 15222

ALL the right, title, interest and claim of: ESTATE OF CINDY LINT GRIFFIN SPECIAL NEEDS TRUST OR KNOWN AND UNKNOWN HEIRS OF CINDY GRIFFIN of in and to:

Mount Pleasant Township; 251 High Street, Mount Pleasant, Pa. 15666; A residential dwelling; DEED INSTRUMENT # 201201240003551

TAX MAP# 53-15-11-0-032

13.

Property of: Samuel T. Elder and Kelly N Elder

Execution No.: 394 OF 2023

Judgment Amt.: \$64,599.43

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

ALL the right, title, interest and claim of: Samuel T. Elder and Kelly N Elder of in and to:

City of Greensburg; 347 Harrison Avenue Greensburg, Pennsylvania 15601; A Residential Dwelling; Instrument Number: 201608230026854

TAX MAP# 10-02-15-0-071

14.

Property of: Kenneth E. Johnston

Execution No.: 23CI00916

Judgment Amt.: \$94,109.82

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: Kenneth E. Johnston of in and to:

Derry Boro; 429 W 1st Avenue, Derry, PA 15627; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200503300014734

TAX MAP# 06-01-13-0-082

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15.

Property of: Zachary L. Riffer

Execution No.: 23CI00921

Judgment Amt.: \$29,378.53

Attorney: Jacob L. Wertz, Esquire 200 Eagle Road, Suite 120, Wayne, PA 19087 (484)-367-4191

ALL the right, title, interest and claim of: Zachary L. Riffer of in and to:

Borough of Vandergrift; 139 Custer Avenue, Vandergrift, PA 15690; Residential Dwelling; DEED INSTRUMENT # 201006180020876

TAX MAP# 37-01-06-0-045

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16.

Property of: The Unknown Heirs of Judith L. Bengel

Execution No.: 23CJ01285

Judgment Amt.: \$71,738.65

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: The Unknown Heirs of Judith L. Bengel of in and to:

City of Greensburg; 315 George Street, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; DBV: 2159 and Page 864

TAX MAP# 10-02-16-0-033

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17.

Property of: George H. Thimons and Diane Thimons

Execution No.: X1320 of 2023

Judgment Amt.: \$42,629.06

Attorney: Mark F. McKenna, Esquire, 220 Grant Street, 6th Floor, Pittsburgh, PA 15219, 412-471-6226

ALL the right, title, interest and claim of: George H. Thimons and Diane Thimons of in and to:

Allegheny Township; 807 Montclair Drive, New Kensington, PA 15068; A Residential Dwelling; DBV 3183, PG. 077

TAX MAP# 42-11-08-0-051

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18.

Property of: Gary R. Boyle and Diane M. Boyle, husband and wife

Execution No.: 1432-2023

Judgment Amt.: \$313,133.13

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: HEATHER LEE BOYLE, AS EXECUTRIX TO THE ESTATE OF DIANE BOYLE, DECEASED of in and to:

MUNICIPALITY OF MURRYSVILLE; 103 SANDUNE DRIVE, MURRYSVILLE, PA 15668; A RESIDENTIAL DWELLING; Deed Book Volume 3343, Page 031

TAX MAP# 49-06-09-0-055

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19.

Property of: Jan Johnson

Execution No.: 1471 of 2023

Judgment Amt.: \$204,200.81

Attorney: DWaldmanlaw, P.C., 4900 Carlisle Pike #182, Mechanicsburg, PA 17050

ALL the right, title, interest and claim of: Jan Johnson of in and to:

City of Greensburg; 558 West Newton Street, Greensburg, PA 15601; Lot No. 13; Residential property. INSTRUMENT #: 200504270020122

TAX MAP# 10-04-02-0-381

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20.

Property of: UNKNOWN HEIRS OF JOHN MCCULLOUGH AKA JOHN CARROLL MCCULLOUGH AKA JOHN C. MCCULLOUGH

Execution No.: 23CJ02221

Judgment Amt.: \$43,498.22

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

ALL the right, title, interest and claim of: UNKNOWN HEIRS OF JOHN MCCULLOUGH AKA JOHN CARROLL MCCULLOUGH AKA JOHN C. MCCULLOUGH of in and to:

TOWNSHIP OF UPPER BURRELL; 6225 Schafer Drive New Kensington, PA 15068; HSE; A RESIDENTIAL DWELLING; Book 2733 Page 325

TAX MAP# 62-05-00-0-082

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21.

Property of: DIANE WALZ ANTHONY J. WALZ and UNKNOWN HEIRS OF ANTHONY J. WALZ

Execution No.: 23CJ02648

Judgment Amt.: \$105,391.75

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

ALL the right, title, interest and claim of: DIANE WALZ ANTHONY J. WALZ and UNKNOWN HEIRS OF ANTHONY J. WALZ of in and to:

Export Borough; 7426 Ringertown Road Export, PA 15632; LOT HSE; A RESIDENTIAL DWELLING; INSTRUMENT #2200509080047319

TAX MAP# 49-16-12-0-048

22.

Property of: Candice J. Stewart a/k/a Candice J. Raymond

Execution No.: 23CJ02776

Judgment Amt.: \$100,532.21

Attorney: William E. Miller, Esquire 700 Darby Road, Suite 100, Havertown, PA 19083 (850) 422-2520

ALL the right, title, interest and claim of: Candice J. Stewart a/k/a Candice J. Raymond of in and to:

Township of East Huntingdon; 295 Buckeye Tram Road a/k/a 231 Buckeye Road, Mount Pleasant, PA 15666; 0.19 Acres; A Residential Dwelling; DEED INSTRUMENT # 200506230031601

TAX MAP# 47-14-00-0-084

23.

Property of: Maegan M. Susa, in her capacity as Administratrix of the Estate of Betty J. Cirigliano a/k/a Betty Jean Cirigliano, Deceased and Unknown Heirs, et al.

Execution No.: 23CI02906

Judgment Amt.: \$74,947.90

Attorney: Nicole M. Francese, 200 Eagle Road, Suite 120, Wayne, PA 19087, (484) 367-4191

ALL the right, title, interest and claim of: Maegan M. Susa, in her capacity as Administratrix of the Estate of Betty J. Cirigliano a/k/a Betty Jean Cirigliano, Deceased and Unknown Heirs, et al. of in and to:

Borough of Hyde Park; 430 Second Street, Hyde Park, PA 15641; 0.00; Residential Dwelling; DEED INSTRUMENT # 201102100005421 (OR DBV,PG) 1100/5421

TAX MAP# 12-01-16-0-063

24.

Property of: Gladys M. Dye, now deceased, and Timothy P. Dye

Execution No.: 2968 OF 2023

Judgment Amt.: \$120,859.16

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: Timothy P. Dye of in and to:

East Huntingdon Township; 789 Ruffsedale-Alverton Road, Mount Pleasant, PA 15666; 1.20; Residential Dwelling; DEED INSTRUMENT # 200712310059527; MORTGAGE INSTRUMENT # 53288

TAX MAP# 47-07-00-0-024

25.

Property of: The Unknown Heirs of Donald Pyle, deceased and The Unknown Heirs of Jack H. Pyle, deceased and Traci Bourke, solely in her capacity as known heir of Donald Pyle, deceased

Execution No.: 23CJ03205

Judgment Amt.: \$108,329.92

Attorney: Matthew C. Fallings, 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: The Unknown Heirs of Donald Pyle, deceased and The Unknown Heirs of Jack H. Pyle, deceased and Traci Bourke, solely in her capacity as known heir of Donald Pyle, deceased of in and to:

City of Jeanette; 712 N 4th St, Jeannette, PA 15644-1431; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202208260030504

TAX MAP# 14-02-05-0-459

26.

Property of: Jadrian Wade, solely in his capacity as known heir of Malford P. Wade, deceased and The Unknown Heirs of Malford P. Wade

Execution No.: 23CJ03439

Judgment Amt.: \$38,012.42

Attorney: Matthew C. Fallings, 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: Jadrian Wade, solely in his capacity as known heir of Malford P. Wade, deceased and The Unknown Heirs of Malford P. Wade of in and to:

New Kensington, City; 1134 Woodmont Avenue, New Kensington, PA 15068; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200403230016069

TAX MAP# 24-03-12-0-164

27.

Property of: Steven Kourpas

Execution No.: 3481 of 2023

Judgment Amt.: \$54,626.61

Attorney: Paul E. Toohey, Esquire

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

Mount Pleasant Township; 6794 Low Street, Mt. Pleasant, PA 15666 and 6796 Low Street, Mt. Pleasant, PA 15666; LOT BLDGS GAR, 1/2 HSE GAR 1/2 LOT; 201805310016876

TAX MAP# 53-15-15-0-051 and 53-15-15-0-052

28.

Property of: Michael L. Golensky and Meredith A. Manofsky

Execution No.: 3792 OF 2023

Judgment Amt.: \$479,967.17

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

ALL the right, title, interest and claim of: Michael L. Golensky and Meredith A. Manofsky of in and to:

Township of Penn; 1015 Noble Pine Court Trafford, Pennsylvania 15085; Residential Dwelling; Instrument Number: 202207110024466

TAX MAP# 55-07-03-0-053

29.

Property of: Jody M. Duffy, now Jody M. Fields

Execution No.: 3872-2023

Judgment Amt.: \$33,235.93

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: JODY M. DUFFY, NOW JODY M. FIELDS of in and to:

BOROUGH OF SCOTTDAL; 23 4TH AVE, SCOTTDAL, PA 15683; A RESIDENTIAL DWELLING; 201603040006938

TAX MAP# 30-02-10-0-020

30.

Property of: William K. Tambllyn and Patricia Lee Ross-Tambllyn

Execution No.: 3873-2023

Judgment Amt.: \$68,666.45

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: SCOTT TAMBLYN, CO-EXECUTOR OF THE ESTATE OF WILLIAM K. TAMBLYN, RYAN TAMBLYN, CO-EXECUTOR OF THE ESTATE OF WILLIAM K. TAMBLYN, and BETSY BENNER, ADMINISTRATRIX OF THE ESTATE OF PATRICIA ROSS-TAMBLYN of in and to:

ROSTRAVER TOWNSHIP; 120 DARR RD, ROSTRAVER TOWNSHIP, PA 15012; A RESIDENTIAL DWELLING; 202112100051427

TAX MAP# 56-18-00-0-114

31.

Property of: PENNSYLVANIA RAILROAD HISTORICAL TRUST DATED THE 4TH DAY OF JANUARY 2019

Execution No.: 23CJ04003

Judgment Amt.: \$7,318.54

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole Rizzo, Esquire ID No. 332712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: SAMANTHA MENEAR; MATTHEW J. REED; PENNSYLVANIA RAILROAD HISTORICAL TRUST DATED THE 4TH DAY OF JANUARY 2019 of in and to:

NORTH HUNTINGDON TOWNSHIP; 11751 RAILROAD STREET LARIMER, PA 15647; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #201902270005434

TAX MAP# 54-04-14-0-113

32.

Property of: The Unknown Heirs of HELEN S. HOCULOCK Deceased

Execution No.: 23CJ04188

Judgment Amt.: \$189,862.41

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

ALL the right, title, interest and claim of: The Unknown Heirs of HELEN S. HOCULOCK Deceased of in and to:

Township of Allegheny; 2289 White Cloud Road Leechburg, PA 15656; LOT HSE SHED; A RESIDENTIAL DWELLING; INSTRUMENT #2005112900062677

TAX MAP# 42-05-0-0-063

33.

Property of: ALAN L. ROBERTS; PAULA M. ROBERTS

Execution No.: 23CI04274

Judgment Amt.: \$19,251.76



Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Nicole Rizzo, Esquire ID No. 332712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: ROBERTS; PAULA M. ROBERTS of in and to:

CITY OF MONESSEN; 128 MCKEE AVE, MONESSEN PA 15062; N/A; A RESIDENTIAL DWELLING; DBV 360 PG# 508

TAX MAP# 20-02-07-0-485

34.

Property of: Jack T. Watson, Jr. and Leyanna Watson

Execution No.: 23CI04884

Judgment Amt.: \$91,276.39

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

ALL the right, title, interest and claim of: JACK T. WATSON, JR. AND LEYANNA WATSON of in and to:

THIRD WARD OF THE CITY OF NEW KENSINGTON; 327 CHARLES AVE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 201410160033740

TAX MAP# 24-03-12-0-439, AKA 24-03-12-0-439-00-000

35.

Property of: Deborah Trezise, solely in her capacity as heir of Helen Sedunov A/K/A Helen Louise Sedunov, deceased and The Unknown Heirs of Helen Sedunov A/K/A Helen Louise Sedunov

Execution No.: 23CJ04981

Judgment Amt.: \$294,306.69

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: Deborah Trezise, solely in her capacity as heir of Helen Sedunov A/K/A Helen Louise Sedunov, deceased and The Unknown Heirs of Helen Sedunov A/K/A Helen Louise Sedunov of in and to:

North Huntingdon Twp; 9940 Laurel Avenue, Irwin, PA 15642; N/A; RESIDENTIAL REAL ESTATE; DBV: 1863 and Page 634

TAX MAP# 54-11-04-0-174

36.

Property of: David Rice Jr.

Execution No.: 5000 OF 2023

Judgment Amt.: \$102,262.55

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: David Rice Jr. of in and to:

City of Monessen; 413 Scott Avenue, Monessen, PA 15062; 0.00; Residential Dwelling; DEED INSTRUMENT # 202206060019991; MORTGAGE INSTRUMENT # 202206060019992

TAX MAP# 20-02-08-0-315

37.

Property of: Matthew D. Chronowski

Execution No.: 256 OF 2024

Judgment Amt.: \$213,314.38.

Attorney: Kristine M. Anthon

ALL the right, title, interest and claim of: Matthew D. Chronowski of in and to:

Borough of Scottdale; 514 Arthur Avenue, Scottdale, PA 15683; Lots Nos. 149 and 150 in P.S. Loucks Plan; N/A; Single-family dwelling; INSTRUMENT #: 201909180028174

TAX MAP# 30-01-14-0-156

38.

Property of: Janet R. Jalajel

Execution No.: 24CJ00282

Judgment Amt.: \$63,124.67

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Janet R. Jalajel of in and to:

Borough of Sutersville; 604 1st Avenue, Sutersville, PA 15083; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201207170029383

TAX MAP# 35-01-15-0-008

39.

Property of: Amber Lynn Kooser

Execution No.: 24CI00364

Judgment Amt.: \$46,881.01

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: AMBER LYNN KOOSER of in and to:

THE CITY OF LATROBE; 104 MILLER ST,  
LATROBE, PA 15650; A RESIDENTIAL DWELLING;  
201607070021316

TAX MAP# 15-03-05-0-263

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40.

Property of: STEPHEN G. FURNIER AKA  
STEPHEN FURNIER

Execution No.: 24CJ00373

Judgment Amt.: \$58,510.86

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

ALL the right, title, interest and claim of: STEPHEN  
G. FURNIER AKA STEPHEN FURNIER of in and to:

City of New Kensington; 627 Kimball Avenue New  
Kensington, PA 15068; HSE GAR LOT 6;  
A RESIDENTIAL DWELLING; INSTRUMENT  
#200603020009597

TAX MAP# 24-03-08-0-151

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41.

Property of: Anthony J. Ciocco and Lori A.  
Ciocco

Execution No.: 00408 of 2024

Judgment Amt.: \$65,622.13

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

ALL the right, title, interest and claim of: Anthony J.  
Ciocco and Lori An. Ciocco of in and to:

Derry Borough; 590 Edith Street aka Lot 11, Derry  
15624; 11; 0.00; Residential; DBV 4344 PG# 7

TAX MAP# 06-01-13-0-124

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42.

Property of: Charles A.J. Halpin, III, Esquire,  
Personal Representative of the  
Estate of Thomas Madigan Jr.  
a/k/a Thomas J. Madigan Jr.,  
Deceased

Execution No.: 410 of 2024

Judgment Amt.: \$141,882.07

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 Thomas Madigan Jr. a/k/a Thomas J.  
Madigan Jr., Deceased of in and to:

Borough of Trafford; 122 Seventh Street Extension,  
Trafford, PA 15085; Westmoreland Acres Plan of  
Lots No. 2; Lot No. 21; Residential property. DBV  
2949 PG# 340

TAX MAP# 36-02-13-0-009

43.

Property of: 137 West Main Street, LLC

Execution No.: 581 of 24

Judgment Amt.: \$540,254.91

Attorney: Kevin J. Petak, Esquire; Spence, Custer,  
Saylor, Wolfe & Rose, LLC; 1067 Menoher  
Boulevard, Johnstown, Pennsylvania 15905. Tel:  
(814) 536-0735.

ALL the right, title, interest and claim of: 137 West  
Main Street, LLC of in and to:

Borough of Ligonier; 139 West Main Street, Ligonier,  
Pennsylvania 15658; Commercial Building; DEED  
INSTRUMENT NUMBER: 201811210037042

TAX MAP# 16-01-15-0-139 (UPI No. 16-00501-  
00000)

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44.

Property of: Barbara M. Schell

Execution No.: 603 of 2024

Judgment Amt.: \$94,998.41

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  
A/K/A 828 LINMORE DRIVE, IRWIN, PA 15642; A  
RESIDENTIAL DWELLING; 200210160066696

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

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45.

Property of: SANJAY GULATI AND KEERTI  
GULATI

Execution No.: 640 of 2024

Judgment Amt.: \$53,847.36

Attorney: MICHELLE L. PIERRO 1500 One PPG  
Place Pittsburgh, PA. 15222

ALL the right, title, interest and claim of: SANJAY  
GULATI AND KEERTI GULATI of in and to:

WASHINGTON TOWNSHIP; 515 Jackson Dr,  
Apollo, PA 15613; A residential dwelling; DEED  
INSTRUMENT # 200405280031845

TAX MAP# 63-15-03-0-093

46.

Property of: JAYONTE A. JACKSON

Execution No.: 24 CJ 00832

Judgment Amt.: \$61,525.88

Attorney: David W. Raphael, Corporate Counsel,  
FIRST NATIONAL BANK OF PENNSYLVANIA, 100  
FEDERAL STREET, 4TH FLOOR, PITTSBURGH,  
PA 15212, 412-465-9718

ALL the right, title, interest and claim of: JAYONTE  
A. JACKSON of in and to:

City of Arnold; 1802 Alcoa Drive, Arnold, PA 15068;  
BY DEED DATED MARCH 18, 2021 AND  
RECORDED IN THE RECORDER OF DEEDS OF  
WESTMORELAND COUNTY ON March 22, 2021  
AT INSTRUMENT NO.: 202103220011304. 0 acres.  
Detached residential structure, commonly known as  
1802 Alcoa Drive, Arnold, PA 15068.

TAX MAP# 02-02-04-0-282.

47.

Property of: DOUGLAS E. EDWARDS AKA  
DOUGLAS EDWARDS and AMY  
S. EDWARDS AKA AMY  
EDWARDS

Execution No.: 24CJ00932

Judgment Amt.: \$41,883.12

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

ALL the right, title, interest and claim of: DOUGLAS  
E. EDWARDS AKA DOUGLAS EDWARDS and  
AMY S. EDWARDS AKA AMY EDWARDS of in and  
to:

City of Lower Burrell; 749 Braeburn Road Lower  
Burrell, PA 15068 749 Braeburn Road Lower Burrell,  
PA 15068; HSE LOT 16 PT 17 15; A RESIDENTIAL  
DWELLING; Book 3312 Page 204

TAX MAP# 17-02-13-0-022 &amp; 17-02-13-0-045

48.

Property of: Malinda Henkel

Execution No.: 24CJ01127

Judgment Amt.: \$102,277.79

Attorney: Hladik, Onorato and Federman, LLP, 298  
Wissahickon Avenue, North Wales, PA 19454 Phone  
(215) 855-9591

ALL the right, title, interest and claim of: Malinda  
Henkel of in and to:

Township of Mount Pleasant; 138 East Smithfield  
Street, Mount Pleasant, PA 15666; Residential  
Dwelling; DBV 3734 PG 128

TAX MAP# 53-20-04-0-014

49.

Property of: M-109, LLC

Execution No.: 1268 OF 2024

Judgment Amt.: \$35,569.25.

Attorney: Kristine M. Anhou

ALL the right, title, interest and claim of: M-109, LLC  
of in and to:

Township of Penn Township; 100 Kepple Street,  
Jeannette, PA 15644; N/A; Single-family dwelling;  
INSTRUMENT #: 202401110001004

TAX MAP# 55-14-02-0-043

50.

Property of: Anthony M. Mariana

Execution No.: 24CJ01286

Judgment Amt.: \$127,773.64

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: Anthony M.  
Mariana of in and to:

Township of Hempfield; 429 Sells Lane,  
Greensburg, PA 15601; Residential Dwelling;  
DEED INSTRUMENT #: 202110060041676

TAX MAP# 50-21-08-0-039

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

12/19/26 Jul

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