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ESTATE NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

Contact information for attorneys who are members of the Westmoreland Bar Association is available by calling 724-834-6730, or online at padisciplinaryboard.org/for-the-public/find-attorney.

FIRST PUBLICATION

CHERYL L ADAMIK, a/d, CHERYL ADAMIK, late of Washington Township, Westmoreland County, PA
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GEORGE C ANDERSON JR, late of North Huntingdon Township, Westmoreland County, PA
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THIRD PUBLICATION

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JENNIE H SERBERNAK, a/d, JENNIE HELEN SERBERNAK, late of Penn Township, Westmoreland County, PA
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 McMurray PA 15317
 Atty.: Mark L. Sorice
 Sorice Law LLC

PHYLLIS M VAN DER WEELE, a/d, PHYLLIS M VANDERWEELE, late of Penn Township, Westmoreland County, PA
 Exr.: Eric P Vanderweele
 144 Guenther Lane
 Apollo PA 15613
 Atty.: Victoria M Bedick

JAMIE LYNN WISEMAN, late of Derry Borough, Westmoreland County, PA
 Admr.: Madelynn A Boyd
 1433 Rockland Avenue
 Pittsburgh PA 15216
 Atty.: Frederick N. Gillespie
 1605 Carmody Court, Suite 102
 Sewickley PA 15143

EDITH A WTORKIEWICZ, a/d, EDITH WTORKIEWICZ, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Anthony Wtorkiewicz
 10 Pineview Estates
 West Newton PA 15089
 Atty.: John Eric Bumbaugh
 Bumbaugh George Prather DeDiana, PLLC

JEAN L YANOS, late of Salem Township, Westmoreland County, PA
 Exr.: M Keith Yanos
 10767 Airview Dr
 North Huntingdon PA 15642
 Atty.: Richard M Conte
 Pine Center Suite Two, 2090 Harrison Avenue
 Jeannette PA 15644

CECILIA B ZUZICH, a/d, TILLIE ZUZICH, a/d, CECILIA ZUZICH, late of Penn Township, Westmoreland County, PA

Exrs.: Joseph M Zuzich
 763 Meadowbrook Road
 Trafford PA 15085
 Mark E Zuzich
 612 Cypress Court
 Trafford PA 15085
 Atty.: Robert J. Specht
 Morocco Morocco & Specht PC

LEGAL NOTICES

TRUST NOTICE

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

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

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

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

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

13/20/27 Mar

TRUST NOTICE

ATTORNEY: **Andrew P. Acosta**
 TRUST NO. **6524-1101**

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

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

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

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

13/20/27 Mar

NOTICE

Notice is hereby given of the administration of the **ELEANOR A. ZIDAK TRUST**. Eleanor A. Zidak, late of the Township of Derry, Westmoreland County, Pennsylvania, died March 12, 2026. All persons having claims against this Trust are requested to make known the same to the Trustee/Attorney named below. All persons indebted to this Trust are requested to make payment without delay to the Trustee/Attorney named below.

Trustee/Attorney:
 James J. Conte, Esquire
 1004 Ligonier Street, 4th Floor
 Latrobe, PA 15650

27 Mar; 3/10 Apr

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **YOUR DESIGN WOOD WORKX**, 603 Gray Station Rd., Blairsville, PA 15717, was filed in the Department of State at Harrisburg, PA, March 13, 2026, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Kevin R. Schmucker, 603 Gray Station Rd., Blairsville, PA 15717.

Morocco, Morocco & Specht, PC
 315 Cavitt Avenue
 Trafford, PA 15085

27 Mar

NOTICE

Notice is hereby given that Antonio (Tony) Baez Milan is doing business as **CENTRAL 632**. Address: 320 Frye Farm Rd, Greensburg, PA 15601. An application for registration of the fictitious name (DBA) **CENTRAL 632** has been filed in the state of Pennsylvania under 54 Pa.C.S.

27 Mar

NOTICE

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania on November 12, 2025, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The purpose for which the corporation is to be organized is for a beneficial, civic, educational and/or charitable organization. The name of the corporation is **SANCTUARY BOXING CLUB**.

Leslie J. Uncapher, Esq.
 171 Columbia Avenue
 Vandergrift, PA 15690
 (724) 567-6728

27 Mar

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 4, 2026, for **CAMERON'S JUNK REMOVAL** with a principal place of business located at 726 Brush Hill Rd, Irwin, PA 15642-1503 in Westmoreland County. The individual interested in this business is Cameron Schade, also located at 726 Brush Hill Rd, Irwin, PA 15642-1503. This is filed in compliance with 54 Pa.C.S. 311.

27 Mar

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 1295 of 2026

In re: Petition of Martha Joyce Furlong for change of name to Joyce Furlong Adams

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 11 day of May, 2026, at 10:30 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.

Grey Douglas Pratt, Esquire
Hanchak & Pratt, LLC
76 Old Clairton Road
Pittsburgh, PA 15236
412-650-2000

27 Mar

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 1129 of 2026

In re: Petition of Fina Ensor/OBO Esme Steven McLaughlin, parent and legal guardian of Esme Steven McLaughlin for change of name to Esme Steven McLaughlin-Ensor

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 7 day of April, 2026, at 10:30 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.

27 Mar

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Act 1982-295 of December 16, 1982, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 19 day of March, 2026, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **NARAD NOTARY SERVICES** with its principal place of business at 205 Ali Drive #107 Pleasant Unity, PA 15676.

The names and addresses of all persons owning or interested in said business are: Karl Narad, 205 Ali Drive #107, Pleasant Unity, PA 15676.

Karl Narad
205 Ali Drive #107
Pleasant Unity, PA 15676
412-419-6417

27 Mar

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the Pennsylvania Fictitious Names Act of the filing on January 8, 2026, with the Pennsylvania Department of State, of an application for the conduct of a business under the fictitious name of "**A FINISHED APPEARANCE**," and the entity interested in this business is **Simak Enterprises LLC**, a Pennsylvania limited liability company, with its principal place of business at 3162 Kipp Avenue, Lower Burrell, PA 15068.

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

27 Mar

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 March 16, 2026, 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 **JJ'S ODDS & ENDS, LLC**.

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

27 Mar

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

CIVIL DIVISION

No. 496 of 2026

Tax Map No. 37-01-05-0-008

BRIA KANAS,

Plaintiff,

vs.

JOHN A. RUKAS, deceased, PHYLLIS A. RUKAS, deceased, and THE HEIRS AND ASSIGNS OF JOHN A. RUKAS and PHYLLIS A. RUKAS,

Defendants.

NOTICE TO DEFEND

TO THE HEIRS AND ASSIGNS OF JOHN A. RUKAS AND PHYLLIS A. RUKAS

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>**

27 Mar

SHERIFF SALES

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

MONDAY, MAY 4, 2026

at 9:00 A.M. the following described
Real Estate, to wit:

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE MAY 14, 2026 (WHICH IS 10 DAYS FROM SALE DATE) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

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

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON MAY 4, 2026 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

2.
Property of: MELISSA ANN SALVIO
Execution No.: 22CJ02340
Judgment Amt.: \$187,806.61
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Kevin E. Cordero, Esquire PA ID No. 329340, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906
ALL the right, title, interest and claim of: MELISSA ANN SALVIO of in and to:
BOROUGH OF SOUTH GREENSBURG; 1501 ASHLAND ST, GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO. 201711020037990
TAX MAP# 33-02-03-0-305

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

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

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

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

6.
Property of: Mark Richard Shultz Jr.
Execution No.: 24CJ04631
Judgment Amt.: \$145,388.16
Attorney: Jared M. Greenberg Esq. 200 Eagle Road, Bldg 2, Suite 120 Wayne, PA 49087, 484-367-4191
ALL the right, title, interest and claim of: Mark Richard Shultz Jr. of in and to:
Township of South Huntingdon; 119 Church Street, Jacobs Creek, PA 15448; 0.331; residential dwelling; DEED INSTRUMENT # 202306280015924
TAX MAP# 59-17-12-0-061 /062/074/075/077

7.
Property of: JOHN N. FONNER, DECEASED AND SHIRLEY A. FONNER, DECEASED, HIS WIFE
Execution No.: 4990 of 2024
Judgment Amt.: \$94,516.05
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle Coleman, Esquire PA ID No. 32358, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906
ALL the right, title, interest and claim of: RONNIE LEE HILES SR A/K/A RONNIE HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; DONALD L HILES A/K/A DONALD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; RODNEY L. HILES A/K/A ROD HILES, IN HIS CAPACITY AS HEIR OF SHIRLEY A. FONNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY A. FONNER, DECEASED of in and to:
TOWNSHIP OF HEMPFIELD; 175 GLENN AVE A/K/A 299 GLENN AVE, JEANNETTE, PA 15644; N/A; A RESIDENTIAL DWELLING; INSTRUMENT NO.
TAX MAP# 50-09-09-0-024

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

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

9.

Property of: Charles Anthony Klazon and Denise A. Klazon

Execution No.: 25-CI-01723

Judgment Amt.: \$62,774.90

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

ALL the right, title, interest and claim of: Charles Anthony Klazon and Denise A. Klazon of in and to:

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

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

10.

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

Execution No.: 25CJ02539

Judgment Amt.: \$46,347.41

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

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

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

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

11.

Property of: NICHOLAS E. TELFORD

Execution No.: 2596 of 2025

Judgment Amt.: \$127,199.98

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

ALL the right, title, interest and claim of: NICHOLAS E. TELFORD of in and to:

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

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

12.

Property of: DONALD C CULLEN (Deceased)

Execution No.: 25CJ02747

Judgment Amt.: \$46,531.49

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

ALL the right, title, interest and claim of: ROSEMARY CULLEN A/K/A ROSEMARY MURRAY, KNOWN HEIR OF DONALD C. CULLEN, DECEASED;

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

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

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

13.

Property of: DIANE L.H GAFFNEY

Execution No.: 25CI02883 OF 2026

Judgment Amt.: \$47,316.32

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

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

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

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

14.

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

Execution No.: 25CJ03279

Judgment Amt.: \$28,778.00

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

ALL the right, title, interest and claim of: BOBBIE A LUTE, TRUSTEE UNDER THE LUTE REVOCABLE TRUST DATED MARCH 29, 2012 of in and to:

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

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

15.

Property of: TNT REHABS, INC

Execution No.: 25CJ03587

Judgment Amt.: \$285,362.83

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

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

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

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

16.

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

Execution No.: 25CI03648

Judgment Amt.: \$86,791.31

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

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

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

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

17.

Property of: LOUIS H. ANDERSON, DECEASED

Execution No.: 25CJ03817

Judgment Amt.: \$157,198.99

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

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

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

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

18.

Property of: Ernest J. Furno and Angela Caputo

Execution No.: 25CJ03867

Judgment Amt.: \$191,929.33

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

ALL the right, title, interest and claim of: Ernest J. Furno and Angela Caputo, of in and to:

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

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

19.

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

Execution No.: 25CJ04041

Judgment Amt.: \$42,866.12

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

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

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

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

20.

Property of: David Dalzell

Execution No.: 25CJ04057

Judgment Amt.: \$67,675.74

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

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

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

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

21.

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

Execution No.: 25CJ04115

Judgment Amt.: \$120,864.76

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle R. Dreier, Esquire PA ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: DEE ANN PRUETT A/K/A DEE A. PRUETT of in and to:

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

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

23.

Property of: Brian M. Kalo, an unmarried man

Execution No.: 25CJ04360

Judgment Amt.: \$130,137.64

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

ALL the right, title, interest and claim of: Brian M. Kalo, an unmarried man of in and to:

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

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

24.

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

Execution No.: 25CJ04402

Judgment Amt.: \$204,344.88

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

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

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

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

25.

Property of: Crystal L. Armel

Execution No.: 4487 of 2025

Judgment Amt.: \$102,183.99

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

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

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

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

26.

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

Execution No.: 25CJ04574

Judgment Amt.: \$41,558.59

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

ALL the right, title, interest and claim of: Curtis A. Kenley and Wendy L. Kenley, husband and wife of in and to:

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

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

27.

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

Execution No.: 25CJ04609

Judgment Amt.: \$11,007.22

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

ALL the right, title, interest and claim of: William A. Warbis and Virginia R. Warbis, husband and wife of in and to:

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

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

28.

Property of: PHILIP ORTEGO

Execution No.: 4615 of 2025

Judgment Amt.: \$51,024.60

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

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

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

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

30.

Property of: Nicholas Albert Rea

Execution No.: 25CJ04693

Judgment Amt.: \$247,244.53

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

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

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

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

31.

Property of: Joseph Norelli and Ernestine L. Norelli

Execution No.: 25CJ04791

Judgment Amt.: \$271,647.45

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

ALL the right, title, interest and claim of: JOSEPH NORELLI AND ERNESTINE L. NORELLI of in and to:

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

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

32.

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

Execution No.: 25CJ04953

Judgment Amt.: \$46,170.67

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

ALL the right, title, interest and claim of: Michael L. Rietski, Sr., a single man of in and to:

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

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

33.

Property of: TOMMIE J. GAVER

Execution No.: 4991 of 2025

Judgment Amt.: \$97,977.45

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

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

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

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

34.

Property of: JOSEPH L. BECK

Execution No.: 4993 of 2025

Judgment Amt.: \$67,101.37

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

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

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

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

35.

Property of: JESSICA LYNN BITTINGER

Execution No.: 25CJ05005

Judgment Amt.: \$121,697.98

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

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

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

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

36.

Property of: WILLIAM R. ROMESBURG

Execution No.: 5124 of 2025

Judgment Amt.: \$19,019.12

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle Coleman, Esquire PA ID No. 32358, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: WILLIAM R. ROMESBURG; CYNTHIA K. ROMESBURG of in and to:

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

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

37.

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

Execution No.: 25CI05291

Judgment Amt.: \$130,482.28

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

ALL the right, title, interest and claim of: MARK A. BRACKNEY AND BETH A. BRACKNEY of in and to:

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

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

38.

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

Execution No.: 5467 OF 2025

Judgment Amt.: \$26,573.08

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

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

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

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

39.

Property of: DEBORAH L. SCHOHN

Execution No.: 25CJ05867

Judgment Amt.: \$39,183.48

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Danielle A. Coleman, Esquire PA ID No. 32358, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: DEBORAH L. SCHOHN of in and to:

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

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

40.

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

Execution No.: 25CJ05974

Judgment Amt.: \$217,006.47

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

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

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

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

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

13/20/27 Mar

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