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 Exr.: Maegen L Marchi
 2888 Columbus Ave
 Clermont FL 34715
 Atty.: Ryan P Cribbs
 Nakles and Nakles

ALIDA L. PREWETT, a/d, ALIDA PREWETT, late of Sewickley Township, Westmoreland County, PA
 Exr.: Debra A. Costanzo
 24 7th St
 Herminie PA 15637

HAZEL C RHEA, a/d, HAZEL STOUT RHEA, late of Penn Township, Westmoreland County, PA
 Exr.: Harry A Rhea
 448 Guy St
 Jeannette PA 15644
 Atty.: Barbara J. Christner
 Ward & Christner, P.C.

FRANCES M. SHAGDAY, late of Penn Township,
Westmoreland County, PA
Exrx.: Lucy Shagday
2306 Richelieu Avenue
Los Angeles CA 90032
Atty.: Peter P Cherellia

MARLA J SIVIC, a/d, MARLA JOAN SIVIC, late of Rostraver
Township, Westmoreland County, PA
Admr.: c.t.a.: Martin Sivic
621 Indian Hill Road
Rostraver Township PA 15012
Patricia Harps
259 E. Hallam Avenue
Washington PA 15301
Atty.: Mark E. Ramsier

DEBRA A STANKO, late of City of Latrobe, Westmoreland
County, PA
Admr.: Thomas C Stanko
832 Mt. Pleasant Rd
Greensburg PA 15601
Atty.: Jessica L. Rafferty
Rafferty Legal

NANCY A TRIMBLE, a/d, NANCY TRIMBLE, late of New
Florence Borough, Westmoreland County, PA
Admr.: Shauna M Warner
423 N. Chestnut Street
Derry PA 15627
Atty.: Douglas J. Welty
Welty & Welty LLP

AGNES G UHALL, a/d, AGNES UHALL, a/d, AGNES
GERTRUDE UHALL, late of City of Greensburg,
Westmoreland County, PA
Exrx.: Michaelene A Uhall
135 Unity Square Dr
Greensburg PA 15601
Atty.: Gregory C. Moore
Moore Becker Smarto & Acosta P.C.

KATHRYN WEIMER, late of Derry Township, Westmoreland
County, PA
Exrx.: Michael C Weimer
2079 Weimer Lane
Blairsville PA 15717
Atty.: Diane E. Murphy

JANET E. WHIRLOW, a/d, JANET WHIRLOW, late of Penn
Township, Westmoreland County, PA
Exrx.: James R. Minerva
147 Altman Rd
Jeannette PA 15644
Atty.: Christopher E. Nichols

JAMES E WILL, a/d, JAMES E WILL SR, late of Ligonier
Township, Westmoreland County, PA
Exrx.: Brian K Will
1723 Latrobe-Derry Rd
Bradenville PA 15620
Peggy Ann Patrick
438 W Third St
Derry PA 15627
Atty.: Dennis B. Rafferty
Rafferty Legal

DONNA LEE WILLIAMS, a/d, DONNA L WILLIAMS, late of
Hempfield Township, Westmoreland County, PA
Admr.: John B Burns
1881 Carmwood Court
Kirkwood MO 63122
Atty.: Adam J. Long
Long & Long

LEGAL NOTICES

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA

No. 2107 of 2025

In re: Petition of Hannah Ryan Figiel for
change of name to Hannah Ryan Burtoft

To all persons interested: Notice is hereby
given that an order of said Court authorized
the filing of said petition and fixed the 16th
day of June, 2025, at 9:45 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.

9 May

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY JONATHAN 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 May 20, 2025
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. ROBERT L. ALDRIGHETTI—James R.
Antoniono Admr—James R. Antoniono
2. WILLIAM S. SHEFFLER, a/d WILLIAM
SHEFFLER—John E. Bumbaugh, Jr. Admr
d.b.n.c.t.a.—John E. Bumbaugh, Jr.
3. TWIN VALLEY MEMORIAL PARK, INC—Twin
Valley Memorial Park Trustee—Dominic
Ciarimboli
4. JANICE I. FINLEY REVOCABLE LIVING
TRUST—Eugene W. Dawson Trustee—
L. Christian DeDiana
5. GARY A. MYERS, a/d GARY ALLEN MYERS,
a/d GARY MYERS—Jodi L. Myers Admr—
Patricia L. Elliot-Rentler
6. HARRY M. ROHRBACHER—Edward Mills
Patrick Mills Debra L. Mills Exrs—Scott A. Fatur

7. VERA B. MORRIS—Michael J. Morris Beth Ann
Thornton Exrs—Adam J. Long
8. MARIAN DENEZZA—John Carl DeNezza Exr—
Keegan E. Miller-Johnson
9. RICHARD A. BARCHESKY—Helen Klejka
Admr—Todd T. Turin
10. JOHN A. KOSTELNIK, JR.—Robert M.
Kostelnik Exr—Todd T. Turin
11. ASHLEY N. SNYDER—Lisa A. Overly Lloyd
Overly Admr—Todd T. Turin
12. BRADLEY STEVEN WATERHOUSE, a/d
BRADLEY S. WATERHOUSE—Chelsea Moose
Brittany S. Waterhouse Admr—Todd T. Turin
13. WILLIAM DAVID LEWIS—Kayla E. Hurley
Admr—Todd T. Turin

AUDIT NOTICE

Notice is hereby given to all CREDITORS,
HEIRS, LEGATEES, DEVISEES, AND ALL
OTHER PERSONS interested, that an Audit
List will be made up on foregoing Accounts
and said list will be called by the Honorable
Chris Scherer, Judge of the Orphans'
Court, Division of the Common Pleas Court,
Westmoreland County, at the Westmoreland
County Courthouse, Greensburg, Pennsylvania,
on May 20, 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>

9/16 May

SHERIFF SALES

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

MONDAY, JULY 7, 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 JULY 17, 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 JULY 7, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: Robert H. Donley and Courtney R. Donley, his wife

Execution No.: 15CJ04585

Judgment Amt.: \$245,795.21

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

ALL the right, title, interest and claim of: Robert H. Donley and Courtney R. Donley, his wife of in and to:

Township of Derry; 1189 State Route 981, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200909080036260

TAX MAP# 45-34-00-0-095

2.

Property of: GESTNER, ROGER AND DEBORAH

Execution No.: X2006 of 2021

Judgment Amt.: \$814,818.59

Attorney: Rochelle R. Koerbel, Esquire (Counsel for Plaintiff, Louis D. Ruscitto), McNeese Wallace & Nurick LLC, 301 Grant Street, Suite 1100, Pittsburgh, PA 15219

ALL the right, title, interest and claim of: Roger Gestner and Deborah Gestner of in and to:

ROSTRAVER TOWNSHIP; 392 Rehoboth Road, Belle Vernon, Westmoreland County, Pennsylvania 15012; LOT 2, RESIDENTIAL DWELLING, APARTMENT & MULTI CAR GARAGES. POOL & POOL HOUSE; DEED INSTRUMENT # 201812140039522; MORTGAGE INSTRUMENT#S: 201906170017301 AND 201908120023696; UPI: #56-06505-00000

TAX MAP# 56-17-00-0-138

3.

Property of: Justin Mains, known Heir of Gary E. Mains, deceased, Danielle Mains, known Heir of Gary E. Mains, deceased, Damon Mains, known Heir of Gary E. Mains, deceased, Bonnie Mains, known Heir of Gary E. Mains, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gary E. Mains, deceased

Execution No.: 22CJ2882

Judgment Amt.: \$109,062.83

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

ALL the right, title, interest and claim of: Justin Mains, known Heir of Gary E. Mains, deceased; Danielle Mains, known Heir of Gary E. Mains, deceased; Damon Mains, known Heir of Gary E. Mains, deceased; Bonnie Mains, known Heir of Gary E. Mains, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gary E. Mains, deceased of in and to:

City of New Kensington; 440 Esther Avenue, New Kensington, PA 15068; 124; Residential Dwelling; INSTRUMENT #: 201704240012973

TAX MAP# 24-01-16-0-085

4.

Property of: Mackenzie Kuhn

Execution No.: 1399 of 2023

Judgment Amt.: \$39,102.23

Attorney: Natalie Piscione, Esquire, 357 Regis Ave, Suite 1, Pittsburgh, PA 15236 (412) 653-5000

ALL the right, title, interest and claim of: Mackenzie Kuhn of in and to:

Mount Pleasant boro; 329-331 Oak Street, Mount Pleasant, PA 15666; Residential Dwelling; DEED INSTRUMENT # 202011030037092

TAX MAP# 53-06-04-0-050

5.

Property of: William J. Miner

Execution No.: 02432 of 2023

Judgment Amt.: \$130,347.83

Attorney: Jacqueline F. McNally, Esquire, 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520

ALL the right, title, interest and claim of: William J. Miner, of in and to:

Township of Fairfield; 2984 Route 259, Bolivar, PA 15923; 2.57 Acres and 1.09 Acres; A Residential Dwelling; DEED INSTRUMENT # 201510020034235

TAX MAP# 48-05-03-0-139 and 48-05-03-0-126

6.

Property of: John August Stemmler and Kelly Anita Stemmler a/k/a Kelly A. Cassidy a/k/a Kelly Cassidy

Execution No.: 23CJ03768

Judgment Amt.: \$172,565.20

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

ALL the right, title, interest and claim of: John August Stemmler and Kelly Anita Stemmler a/k/a Kelly A. Cassidy a/k/a Kelly Cassidy of in and to:

Latrobe City; 616 Highland Avenue, Latrobe, Pennsylvania 15650; 15-03-06-0-557; 0.00; Residential property. INSTRUMENT # 202304210009598

TAX MAP# 15-03-06-0-557

7.

Property of: GLENN A. TROUT

Execution No.: 4405CJ2023

Judgment Amt.: \$108,758.31

Attorney: Robert Flacco, Esq., 1628 John F. Kennedy Boulevard, Suite 1810, Philadelphia, PA 19103, (212) 471-5100

ALL the right, title, interest and claim of: LAURA TROUT KNOWN HEIR OF GLENN A. TROUT, DECEASED; NICOLE LEES KNOWN HEIR OF GLENN A. TROUT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLENN A. TROUT, DECEASED of in and to:

City of Jeannette; 723 ELLSWORTH AVENUE, JEANNETTE, PA 15644; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200707100032008

TAX MAP# 14-02-05-0-442

8.

Property of: Cory Clelland

Execution No.: 23CJ04455

Judgment Amt.: \$114,805.95

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

ALL the right, title, interest and claim of: Cory Clelland of in and to:

Borough of Scottsdale; 401 North Broadway Street, Scottsdale, Pennsylvania 15683; Lots Nos. 155 and 156 in the plan of lots laid out by Peter Loucks; 0.00; Residential property. INSTRUMENT #202203070008441

TAX MAP# 30-02-03-0-013

9.

Property of: KIMBERLY HILEMAN, SHARON LEE JOLL A/K/A SHARON LEE WILLIAMS, GEORGEANNE HULSMAN A/K/A GEORGEANNE WILLIAMS AND JASON WILLIAMS ALL IN THEIR CAPACITY AS HEIRS OF SHARON L. SCHAUM, DECEASED AND ALL UNKNOWN HEIRS OF SHARON L. SCHAUM, DECEASED.

Execution No.: 4672 of 2023

Judgment Amt.: \$36,294.58

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

ALL the right, title, interest and claim of: Kimberly Hileman, Sharon Lee Joll a/k/a Sharon Lee Williams, Georganne Hulsman a/k/a Georganne Williams, and Jason Williams all in their capacity as Heirs of Sharon L. Schaum, Deceased and All Unknown Heirs of Sharon L. Schaum, Deceased of in and to:

City of Monessen; 608 Reed Avenue, Monessen, PA 15062; N/A; A Dwelling; Instrument No. 201012220047934

TAX MAP# 20-02-02-0-398-00-000

10.

Property of: Matthew Clark, Administrator of the Estate of Diana Walker

Execution No.: 4682 OF 2023

Judgment Amt.: \$112,548.68

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

ALL the right, title, interest and claim of: Matthew Clark, Administrator of the Estate of Diana Walker of in and to:

City of New Kensington; 613 Clyde Street, New Kensington, Pennsylvania 15068; Residential Dwelling; Instrument Number: 202008180025989

TAX MAP# 24-01-12-0-040

11.

Property of: David A. Palumbo and Sara E. Lubecki

Execution No.: 15 OF 2024

Judgment Amt.: \$77,008.75

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

ALL the right, title, interest and claim of: David A. Palumbo and Sara E. Lubecki of in and to:

City of Lower Burrell; 3028 Leechburg Road, Lower Burrell, Pennsylvania 15068; Residential Dwelling; Instrument Number: 201610280035405

TAX MAP# 17-03-16-0-031

12.

Property of: GREGORY J. KRUK, JR.

Execution No.: X772 of 2024

Judgment Amt.: \$12,137.68

Attorney: MARK S. KANCHER, ESQUIRE, 1101 North Kings Highway, Suite 211, Cherry Hill, NJ 08034, 856-795-2440 / mkancher@kancherlawfirm.com

ALL the right, title, interest and claim of: GREGORY J. KRUK, JR. of in and to:

Borough of New Florence; 128 15th Street, Borough of New Florence, Pennsylvania 15044; A RESIDENTIAL DWELLING; DEED INSTRUMENT #20150042741; 20151023003681

TAX MAP# 23-01-14-0-030

13.

Property of: KERRIE BANKE; JOHN BANKE II

Execution No.: 24CI00803

Judgment Amt.: \$168,775.14

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

ALL the right, title, interest and claim of: KERRIE BANKE; JOHN BANKE II of in and to:

New Kensington, City; 1035 EDGEWOOD ROAD, NEW KENSINGTON, PA 15068; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # Deed Book: 101/ Deed Book Page: 7621

TAX MAP# 24-03-08-0-376

14.

Property of: Justin R. McDowell

Execution No.: 24CJ01387

Judgment Amt.: \$97,977.53

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: Justin R. McDowell of in and to:

St. Clair, twp; 107 Pennsylvania Lane, New Florence, PA 15944; N/A; RESIDENTIAL REAL ESTATE; DVB: N/A and Page N/A Instrument # 201207260030827

TAX MAP# 60-09-00-0-007 & 60-09-00-0-152

15.

Property of: Randy K. Karr

Execution No.: 1555 of 2024

Judgment Amt.: \$29,784.50

Attorney: George Allen Butler, — Mahady & Mahady, 223 South Maple Avenue, Greensburg PA 15601

ALL the right, title, interest and claim of: Randy K. Karr of in and to:

Sewickley Township, Westmoreland County; 6 Magee St., formerly known as 3 Magee St. Herminie, PA 15637; Block Warehouse building; INSTRUMENT #: 202112210052714

TAX MAP# 58-07-11-0-076

16.

Property of: LAURA SMIDLEIN and MICHAEL SMIDLEIN

Execution No.: 24CJ01956

Judgment Amt.: \$278,911.26

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

ALL the right, title, interest and claim of: LAURA SMIDLEIN and MICHAEL SMIDLEIN of in and to: LIGONIER BORO; 304 East Loyalhanna Street Ligonier, PA 15658; LOT HSE GAR; A RESIDENTIAL DWELLING; INSTRUMENT #201610120033096

TAX MAP# 16-02-04-0-015

17.

Property of: KELLY REUTZEL

Execution No.: X2256 OF 2024

Judgment Amt.: \$26,999.98*

* Plus interest continuing at the per diem rate of \$5.69 from and after June 1, 2024, late charges and other amounts as authorized by the Note and Mortgage from February 19, 2022 through June 1, 2024, including reasonable attorney fees and other costs of collection, and foreclosure and sale of the Mortgaged Premises through the date of the sheriff sale.

Attorney: Nicole M. Pardus, Esquire, Long & Long, LLC, 305 W. Pittsburgh Street, Greensburg, PA 15601

ALL the right, title, interest and claim of: Kelly Reutzel of in and to:

Washington Township, Westmoreland County; 384 Northgate Drive, Unit S, Apollo, PA 15613; Residential Dwelling; DEED: Instrument No. 201710240036821; MORTGAGE: Instrument No. 201710240036822

TAX MAP# 63-08-03-0-045

18.

Property of: Kali S. Yuhas

Execution No.: 24CJ02399

Judgment Amt.: \$347,040.31

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: Kali S. Yuhas of in and to:

Township of North Huntingdon; 570 Cedar Glenn Drive, North Huntingdon, PA 15642; Residential Dwelling; DEED INSTRUMENT #: 201803230008557

TAX MAP# 54-07-14-0-082

19.

Property of: Carl E. Reynolds, Sr.

Execution No.: 24CJ02560

Judgment Amt.: \$22,197.34

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: Carl E. Reynolds, Sr. of in and to:

Mount Pleasant Township; 2655 RT 982 f/k/a 32 Main Street, Mammoth, PA 15664; Residential Dwelling; DBV 3341 PG 621

TAX MAP# 53-07-14-0-028 & 53-07-14-0-040

20.

Property of: UNKNOWN HEIRS OF MARK S. FLEMING and MARISSA SEKERAS

Execution No.: 24CJ02585

Judgment Amt.: \$33,029.24

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 MARK S. FLEMING and MARISSA SEKERAS of in and to:

City of New Kensington; 930 7th Street AKA 930 Seventh Street New Kensington, PA 15068; HSE LOT 24; A RESIDENTIAL DWELLING; INSTRUMENT #200501270004452

TAX MAP# 24-03-16-0-279

21.

Property of: Kathryn Fohey, individually and as known Heir of Pauline A. Fohey, deceased and Charlene Fohey, known Heir of Pauline A. Fohey, deceased

Execution No.: 24CJ02621

Judgment Amt.: \$47,882.95

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

ALL the right, title, interest and claim of: Kathryn Fohey, individually and as known Heir of Pauline A. Fohey, deceased and Charlene Fohey, known Heir of Pauline A. Fohey, deceased of in and to:

City of Jeannette; 450 Cedar Street a/k/a 7 Cedar Street, Jeannette, PA 15644; 7; Residential Dwelling; DBV 3413 PG# 155

TAX MAP# 14-04-01-0-265

22.

Property of: VINCENT MATTHEWS

Execution No.: 24CJ02904

Judgment Amt.: \$43,144.87

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

ALL the right, title, interest and claim of: VINCENT MATTHEWS of in and to:

Borough Sutersville; 411 3rd Avenue Sutersville, PA 15083; HOUSE GAR LOT 25; A RESIDENTIAL DWELLING; INSTRUMENT #202212120041414

TAX MAP# 35-01-15-0-100

23.

Property of: Steve Pirhalla, Jr. and Donna F. Pirhalla

Execution No.: 24CJ03090

Judgment Amt.: \$54,108.81

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: STEVE PIRHALLA, JR. AND DONNA F. PIRHALLA of in and to:

BOROUGH OF VANDERGRIFT; 314 1/2 LOWELL ST, VANDERGRIFT, PA 15690; Lot No. 21; A RESIDENTIAL DWELLING; Deed Book Vol. 2145 Page 35

TAX MAP# 37-01-09-0-377

24.

Property of: Brenda Crouse A/K/A Bren Crouse, solely in her capacity as known heir of Eugene Huey, deceased and Thomasine Acosta, solely in her capacity as known heir of Eugene Huey, deceased

Execution No.: 24CJ03164

Judgment Amt.: \$66,007.03

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: Brenda Crouse A/K/A Bren Crouse, solely in her capacity as known heir of Eugene Huey, deceased and Thomasine Acosta, solely in her capacity as known heir of Eugene Huey, deceased of in and to:

Seward, boro; 6904 State Route 711, Seward, PA 15954; N/A; RESIDENTIAL REAL ESTATE; DBV: 2801 and Page 293

TAX MAP# 31-01-08-0-113

25.

Property of: Nicole L. Galley

Execution No.: X3215 of 2024

Judgment Amt.: \$74,048.23

Attorney: Roger Fay, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054

ALL the right, title, interest and claim of: Nicole L. Galley of in and to:

Township of North Huntingdon; 710 Rose Street, Irwin, PA 15642; A residential dwelling; DEED INSTRUMENT # 200507220037408; MORTGAGE INSTRUMENT # 200606090027612

TAX MAP# 5411030005 (54-11-03-0-005)

26.

Property of: Matthew Ruffing

Execution No.: 24CJ03409

Judgment Amt.: \$155,314.08

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: MATTHEW RUFFING of in and to:

BOROUGH OF WEST NEWTON; 221 S 4TH ST, WEST NEWTON, PA 15089; Lot No. 90; A RESIDENTIAL DWELLING; 202203040008136

TAX MAP# 39-02-02-0-219

27.

Property of: Cecelia R. Williams and Daniel N. Williams

Execution No.: 24CJ03477

Judgment Amt.: \$314,076.75

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: Cecelia R. Williams and Daniel N. Williams of in and to:

Hempfield Twp.; 410 Crestridge Dr, Greensburg, PA 15601-1256; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 202301030000043

TAX MAP# 50-15-01-0-053

28.

Property of: Tammy L. Moore

Execution No.: 24CJ03520

Judgment Amt.: \$80,780.18

Attorney: Jared M. Greenberg 200 Eagle Road, Wayne PA 19087

ALL the right, title, interest and claim of: Tammy L. Moore of in and to:

New Kensington, City; 2524 Blacks Lane, New Kensington, PA 15068; A Residential Dwelling; DEED INSTRUMENT # 201001030000290

TAX MAP# 24-04-10-0-076

29.

Property of: Vincent A. Steban and Mary J. Steban

Execution No.: 24CJ03573

Judgment Amt.: \$203,593.01

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: VINCENT A. STEBAN and MARY J. STEBAN of in and to:

HEMPFIELD TOWNSHIP; 510 BUCKINGHAM DR, GREENSBURG, PA 15601; Lot 303; A RESIDENTIAL DWELLING; 200310220085730

TAX MAP# 50-29-10-0-045

30.

Property of: Karen Carlson

Execution No.: 24CJ03845

Judgment Amt.: \$32,568.03

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: KAREN CARLSON of in and to:

TOWNSHIP OF HEMPFIELD; 240 PENN ADAMSBURG RD, PENN, PA 15675; Lot 2; A RESIDENTIAL DWELLING; Deed Volume 3754 Page 436

TAX MAP# 50-07-14-0-067

31.

Property of: Elizabeth A. Moorhead

Execution No.: 4383 OF 2024

Judgment Amt.: \$54,349.63

Attorney: Robert P. Wendt, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 914-219-5787x490

ALL the right, title, interest and claim of: Elizabeth A. Moorhead of in and to:

North Huntingdon Township; 11175 Old Trail Road, Irwin, PA 15642; 0.00; HSE; DEED INSTRUMENT # 200503300014868

TAX MAP# 54-07-10-0-005

32.

Property of: William Adreon

Execution No.: 4391 of 2024

Judgment Amt.: \$65,250.67

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: William Adreon of in and to:

Borough of Derry; 308 South Chestnut Street, Derry, PA 15627; Derry Homestead Coal & Lumber Company Plan / Lot No. 74; Residential property. INSTRUMENT #: 201705030014231

TAX MAP# 06-01-14-0-148

33.

Property of: Daryl B. Rock and Maria A. Rock, husband and wife

Execution No.: 24CJ04475

Judgment Amt.: \$38,024.46

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: Daryl B. Rock and Maria A. Rock, husband and wife of in and to:

Township of East Huntingdon; 1135 New Stanton Ruffsdales Road, Ruffs Dale, PA 15679; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200510210055782

TAX MAP# 47-03-16-0-010, 47-03-16-0-011

34.

Property of: Tamara R. Matte a/k/a Tamara Geer

Execution No.: 24CJ04524

Judgment Amt.: \$72,874.64

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

ALL the right, title, interest and claim of: Tamara R. Matte a/k/a Tamara Geer of in and to:

Borough of East Vandergrift; 232 Kennedy Avenue, East Vandergrift, PA 15629; 27; Residential Dwelling; INSTRUMENT #: 201411190037741

TAX MAP# 08-01-06-0-173

35.

Property of: Richard William Prentice and Sherry L. Newhouse

Execution No.: 24CJ04832

Judgment Amt.: \$47,103.16

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

ALL the right, title, interest and claim of: RICHARD WILLIAM PRENTICE AND SHERRY L. NEWHOUSE of in and to:

CITY OF LATROBE; 308 LOYALHANNA AVE, LATROBE, PA 15650; Lot 61; A RESIDENTIAL DWELLING; 200708240040375

TAX MAP# 15-03-09-0-199; 15-03-09-0-199

36.

Property of: Cheryl L. Polliard and Kimberly H. Polliard, her husband

Execution No.: 24CJ04885

Judgment Amt.: \$69,682.03

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: Cheryl L. Polliard and Kimberly H. Polliard, her husband of in and to:

City of Latrobe; 100 5th Avenue, Latrobe, PA 15650; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200706010025555

TAX MAP# 15-03-02-0-025

37.

Property of: Christopher Finlay, solely in his capacity as administrator of the Estate of William F. Finlay, deceased

Execution No.: 24CJ04945

Judgment Amt.: \$58,066.03

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: Christopher Finlay, solely in his capacity as administrator of the Estate of William F. Finlay, deceased of in and to:

city of Jeannette; 709 Darlington Ave, Jeannette, PA 15644; N/A; RESIDENTIAL REAL ESTATE; DBV: 3428 and Page 079 Instrument # 08032

TAX MAP# 14-02-05-0-064

39.

Property of: Robin McDonald, Personal Representative of Estate of Odessie L. McDonald a/k/a Odessie Lee McDonald, Deceased

Execution No.: 5016 of 2024

Judgment Amt.: \$41,912.95

Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966

ALL the right, title, interest and claim of: Robin McDonald, Personal Representative of Estate of Odessie L. McDonald a/k/a Odessie Lee McDonald, Deceased of in and to:

Salem Township; 261 Fairview Drive f/k/a R.D. #3 Box 261 a/k/a RD 3, P.O. Box 261F n/k/a 113 Hawes Drive, Greensburg, PA 15601; Fairview Park Plan / Lots Nos. 59 and 60; Residential property. DBV 2379 PG# 168

TAX MAP# 57-13-03-0-013

40.

Property of: Deborah M Grguric A/K/A Deborah Grguric and Mark E Grguric A/K/A Mark Grguric

Execution No.: 24CJ05019

Judgment Amt.: \$560,440.04

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 M Grguric A/K/A Deborah Grguric and Mark E Grguric A/K/A Mark Grguric of in and to:

Unity twp.; 14 Sassafras Lane, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 201708290029378

TAX MAP# 61-11-08-0-007

41.

Property of: DUSTIN S FRYE

Execution No.: 24CJ05090

Judgment Amt.: \$69,434.97

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

ALL the right, title, interest and claim of: DUSTIN S FRYE of in and to:

Township of North Huntingdon; 240 Verdant Street North Huntingdon, PA 15642; LOT 67 & BR HOUSE; A RESIDENTIAL DWELLING; INSTRUMENT #201112020044524

TAX MAP# 54-07-11-0-042 54-07-11-0-042

42.

Property of: Kieran M. Brooke

Execution No.: 24CJ05098

Judgment Amt.: \$118,722.89

Attorney: Benjamin Hoen, 5990 West Creek Road, Suite 200 Independence, OH 44131

ALL the right, title, interest and claim of: Kieran M. Brooke of in and to:

CITY OF NEW KENSINGTON; 300 Pershing Drive New Kensington, PA 15068; 0.00; Single Family Dwelling; DEED INSTRUMENT # 201701190002134

TAX MAP# 24-05-08-0-163

43.

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

Execution No.: 24CJ05285

Judgment Amt.: \$271,953.69

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

ALL the right, title, interest and claim of: Jonathan E. Strickler and Suzanne N. Strickler a/k/a Suzanne N. Schultheis a/k/a Suzanne N. Ramsey of in and to:

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

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

44.

Property of: Sue McDonald

Execution No.: 24CJ05425

Judgment Amt.: \$90,718.04

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: SUE MCDONALD of in and to:

BOROUGH OF SCOTTTDALE; 508 GEORGE ST, SCOTTTDALE, PA 15683; part of Lot No. 216 and part of Lot No. 215; A RESIDENTIAL DWELLING; 202404150008797

TAX MAP# 30-02-02-0-478

45.

Property of: Fabian Pedraza and Victoria Pedraza, husband and wife

Execution No.: 24CJ05465

Judgment Amt.: \$244,285.62

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: Fabian Pedraza and Victoria Pedraza, husband and wife of in and to:

City of Greensburg; 52 McLaughlin Drive, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202208190029587

TAX MAP# 10-02-03-0-024

46.

Property of: JACQUELINE A. KOVIC

Execution No.: 24CJ05506

Judgment Amt.: \$58,410.18

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

ALL the right, title, interest and claim of: JACQUELINE A. KOVIC, of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 64.95 x 125 – LOT # 146, SUNSET VALLEY; 2126 GUFFEY ROAD, NORTH HUNTINGDON, PA 15642; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #201106160021014

TAX MAP# 54-11-09-0-057

47.

Property of: SCOTT HARDING

Execution No.: 24CI5508

Judgment Amt.: \$112,436.93

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

ALL the right, title, interest and claim of: SCOTT HARDING, of in and to:

TOWNSHIP OF HEMPFIELD; 100 X 200; 563 AGNEW ROAD GREENSBURG, PA 15601; A RESIDENTIAL DWELLING HOUSE; DEED INSTRUMENT #2023-10300028046

TAX MAP# 50-14-10-0-007

48.

Property of: Lisa A. Bowser, formerly married

Execution No.: 24CJ05519

Judgment Amt.: \$221,724.68

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: Lisa A. Bowser, formerly married of in and to:

Township of North Huntingdon; 2247 Lindale Court, North Huntingdon, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202205060016540

TAX MAP# 54-10-11-0-078

49.

Property of: Deborah A. Ayers

Execution No.: 25CI00022

Judgment Amt.: \$37,095.44

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

ALL the right, title, interest and claim of: Deborah A. Ayers of in and to:

City of New Kensington; 1512 Ridge Avenue, New Kensington, PA 15068; 71 and 72; Residential Dwelling; DBV 3417 PG# 292

TAX MAP# 24-03-08-0-110.

50.

Property of: Joy Property Investments, LLC

Execution No.: 25CJ00104

Judgment Amt.: \$92,038.62

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: Joy Property Investments, LLC of in and to:

City of Jeannette; 536 Patton Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-01-12-0-388

51.

Property of: JUSTIN E. GROMLEY

Execution No.: 25CJ00235

Judgment Amt.: \$78,759.65

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

ALL the right, title, interest and claim of: JUSTIN E. GROMLEY of in and to:

Borough of West Leechburg; 190 Zdina Street Leechburg aka W. Leechburg, PA 15656; LOTS 145 PT 144 HSE GAR; A RESIDENTIAL DWELLING; INSTRUMENT #202306280015923

TAX MAP# 38-02-09-0-007

52.

Property of: Heather L Baranowsky

Execution No.: 25CJ00271

Judgment Amt.: \$79,908.17

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 L BARANOWSKY of in and to:

BOROUGH OF WEST NEWTON; 319 N 4TH STREET, WEST NEWTON, PA 15089; Lot Q; A RESIDENTIAL DWELLING; 200912070048374

TAX MAP# 39-01-11-0-022

53.

Property of: LISA A. WELCH

Execution No.: 25CJ00390

Judgment Amt.: \$66,208.37

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

ALL the right, title, interest and claim of: LISA A. WELCH, of in and to:

TOWNSHIP OF SOUTH HUNTINGDON; 62.2 X 113 X IR; 103 HIGHWAY STREET, YUKON, PA 15698 F/K/A 103 SPRING STREET, YUKON, PA 15698; A RESIDENTIAL DWELLING HOUSE; INSTRUMENT # 2009-08210033674

TAX MAP# 59-04-14-0-118

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

9/16/23 May

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