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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.

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FIRST PUBLICATION

MARIE ANTONIONO, a/d, MARIE J ANTONIONO, late of City of Lower Burrell, Westmoreland County, PA
Exrx.: Martha E Matarrese
429 Glenmore Street
New Kensington PA 15068
Atty.: James R Antoniono

AUDREY M. BATH, late of Derry Township, Westmoreland County, PA
Exrx.: Donna Ambrose
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ZACHARY SHAWN BRADLEY, a/d, ZACHARY S BRADLEY, late of New Alexandria Borough, Westmoreland County, PA
Admrx.: Tricia E Bradley
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East Pittsburgh PA 15112
Atty.: Richard J Catalano
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MARILYN KAY CRYSTALOSKI, a/d, MARILYN K CRYSTALOSKI, a/d, MARILYN E CRYSTALOSKI, late of Hempfield Township, Westmoreland County, PA
Admr.: Terry J Crystaloski
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VERONICA E DONOVAN, a/d, VERONICA DONOVAN, a/d, VERONICA ELEANOR DONOVAN, late of Vandergrift Borough, Westmoreland County, PA
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Atty.: Larry D. Loperfito
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KATHLEEN HAYS, a/d, KATHLEEN A HAYS, late of Derry Township, Westmoreland County, PA
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a/d, JOSIAH J PASTORIES, late of North Huntingdon
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a/d, MICHAEL G PHILLIPS, late of Unity Township,
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a/d, DONALD FRANK RIVARDO, late of Municipality of
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Mears, Smith, Houser & Boyle, P.C.

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Harrison City PA 15636
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THIRD PUBLICATION

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Jason W Rigone
1365 Samantha Way
North Huntingdon PA 15642
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JOSEPH A. FERNANDEZ, late of Delmont Borough,
Westmoreland County, PA
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178 Grant Ave
Vandergrift PA 15690
Atty.: Molly M Creenan

SUZANNE W FIRMENT, late of City of Jeannette,
Westmoreland County, PA
Exr.: Barbara Jean Firment
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BERNADINE B FISHER, a/d, BERNADINE BASH FISHER,
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DORIS MASTALSKI, a/d, DORIS A MASTALSKI, a/d, DORIS ANN MASTALSKI, late of Penn Township, Westmoreland County, PA
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LINDA D PAMPINO, late of North Huntingdon Township, Westmoreland County, PA
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LEONARD J PYROCK, late of Derry Township, Westmoreland County, PA
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ANNA RAE REESE, a/d, ANNA R REESE, late of City of Greensburg, Westmoreland County, PA
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MARY CAROL RENDULICH, a/d, MARY C RENDULICH, late of Hempfield Township, Westmoreland County, PA
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 134 Van Ave
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 Anthony P Rendulich
 119 Crestview Dr
 Greensburg PA 15601
 Atty.: Kim R. Houser
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MARGIE ROSSO, late of Hempfield Township, Westmoreland County, PA

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MAUREEN C SCARAMUZZA, a/d, MAUREEN CLAUDETTE SCARAMUZZA, late of Municipality of Murrysville, Westmoreland County, PA

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ELIZABETH M STRAITIFF, a/d, ELIZABETH MASTERSON STRAITIFF, a/d, ELIZABETH STRAITIFF, late of Municipality of Murrysville, Westmoreland County, PA

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FLORENCE M TRUFFA, late of Hyde Park Borough, Westmoreland County, PA

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MICHAEL JOSEPH TYBURSKI, late of North Huntingdon Township, Westmoreland County, PA

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SANDRA K WESSEL, a/d, SANDRA KAY WESSEL, late of Penn Township, Westmoreland County, PA

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Atty.: Rebecca A Brammell
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LEGAL NOTICES

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Lynn H. Webb

Bankruptcy Case No. 23-21809-GLT

NOTICE OF SALE TO CREDITORS AND OTHER PARTIES IN INTEREST

Notice is hereby given that Kenneth Steidl, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Lynn H. Webb, received an offer of \$345,000.00 with 6% seller assist for a net sales price of \$324,300.00, subject to a mortgage contingency, for the Debtor's real property being known as 4018 Route 130, Irwin, PA 15642 in Westmoreland County free and clear of all liens and encumbrances.

An in-person hearing will be held on August 7, 2024 at 9:00am before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register by submitting a video conference registration form via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-video-conference-hearing->

information) no later than 4 p.m. on the business day prior to a scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures, (which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/glt-proc.pdf>).

Additional information is available at the office of the Debtor's attorney, Kenneth Steidl, Esquire, Steidl and Steinberg, P.C., Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

12 Jul

AUDIT OF ACCOUNTS TO BE HEARD

NOTICE BY SHERRY MAGRETTI HAMILTON, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

The following Executors, Administrators, Trustees and Guardians have filed their Accounts in the Office of the Clerk of Orphans' Court, Division of the Common Pleas Court of Westmoreland County, Greensburg, Pennsylvania and will be presented to the Court for confirmation at the Westmoreland County Courthouse, Greensburg, Pennsylvania.

ACCOUNTS PRESENTED FOR CONFIRMATION

AUDIT TO BE HEARD July 16, 2024
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. PATRICIA MASON IRREVOCABLE TRUST—
First Commonwealth Bank Trust Trustee—
Thomas B. Anderson
2. CLIFFORD F. EVE, a/d CLIFFORD FREDERICK
EVE—Derek C. Eve. Exr—Richard F. Boyle, Jr.
3. MARILYN B. McDERMOTT—David Rehn Jobe
Exr—Richard F. Boyle, Jr.
4. MARY KATHRYN POUSA, a/d MARY KAY
POUSA—Charlotte M. Kuhns Exrx—Scott A.
Fatur
5. WEST FAIRFIELD CEMETERY—AmeriServ
Trust & Financial Services Company Trustee—
Timothy C. Leventry
6. WINIFRED L. NALE, a/d WINIFRED LOUISE
NALE—Keith A. Kepple Exr—Larry D. Loperfito

7. TERESA M. BRINGE, a/d TERESA P.
BRINGE—Melissa M. Cappella Exrx—David K.
Lucas
8. HARRY E. & ARLETTA C. PUGH LIVING
TRUST—Jeffrey R. Pugh Trustee—David K.
Lucas
9. EVELYN I. FARRIS, a/d EVELYN FARRIS—
Catherine M. Farris Exrx—David G. Petonic
10. ANNABEL YACHUP—Sharon L. Hepler Exrx—
David G. Petonic
11. KATHERINE B. CONTI—John R. Conti Exr—
Todd T. Turin
12. SARA A. RAGER, a/d SARA ANN RAGER—
Ruth E. McDonald Exrx—Todd T. Turnin

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVEISEES 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 F. Scherer., Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on July 16, 2024 at 9:00 A.M. Prevailing Time in Courtroom 9.

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

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

5/12 Jul

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SHERIFF SALES

**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:

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

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

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

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

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

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

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

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 Loyalhanna; 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 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; 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

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

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

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

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

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

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

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 Ruffsdale-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 & 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 SCOTTDALE; 23 4TH AVE, SCOTTDALE, PA 15683; A RESIDENTIAL DWELLING; 201603040006938

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

30.

Property of: William K. Tamblin and Patricia Lee Ross-Tamblin
 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 Scottsdale; 514 Arthur Avenue, Scottsdale, 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

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

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

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)

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

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 & 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. Anthou

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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