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ESTATE NOTICES**

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FIRST PUBLICATION

JOANNA MCQUILKIN BARNHART, a/d, JOANNA BARNHART, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Barbara Ann Iwaniec
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RONALD J DUNNIVAN, a/d, RONALD DUNNIVAN SR, a/d, RONALD JOSEPH DUNNIVAN, late of Bell Township, Westmoreland County, PA

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BETTE J. YECKEL, a/d, BETTE M. YECKEL, a/d, BETTE MONTICUE YECKEL, late of Donegal Township, Westmoreland County, PA
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JOANNE D NEIDERHISER, late of Mount Pleasant Township, Westmoreland County, PA
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JOHN R PAJER, a/d, JOHN PAJER, late of Hempfield Township, Westmoreland County, PA
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PAULETTE J. RAYGOR, a/d, PAULETTE JUDY RAYGOR, late of East Huntingdon Township, Westmoreland County, PA
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1015 Irwin Drive
Pittsburgh PA 15236

DOLORES ANNE SANTORO, late of Hempfield Township, Westmoreland County, PA
 Admr.: Michael C Santoro
 305 Wren Drive
 Greensburg PA 15601
 Atty.: Todd T Turin
 Turin DeMatt & Cavanaugh PC

EDWARD D. SHOWALTER, late of City of Latrobe, Westmoreland County, PA
 Exr.: Timothy M. Showalter
 136 Clearwater Ln
 Latrobe PA 15650
 Atty.: Terrance C. Ferguson
 Ferguson Law Associates

LOLA JOANNE SIMPSON, late of City of Lower Burrell, Westmoreland County, PA
 Exrs.: Renee L McElwain
 421 Penn Avenue
 Leechburg PA 15656
 Robert M Simpson II
 288 Widmer Avenue
 Lower Burrell PA 15068
 Atty.: John E. Pallone

LINDA B SMITH, a/d, LINDA BROOKE SMITH, a/d, LINDA SMITH, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Charles T Lynch
 9550 Don Dr
 North Huntingdon PA 15642

GREGORY KEITH SNYDER, a/d, GREGORY SNYDER, late of Mount Pleasant Township, Westmoreland County, PA
 Admr.: Claudia Overly
 2177 Ridgeview Road
 Mount Pleasant PA 15666
 Atty.: Adam J. Long
 Long & Long

SANDRA K SNYDER, a/d, SANDRA SNYDER, late of Donegal Borough, Westmoreland County, PA
 Exrx.: Kerrie L Pelliccione
 1538 Parr Street
 Greensburg PA 15601
 Atty.: Barbara J. Christner
 Ward & Christner, P.C.

DEMIAN ST. JOHN, late of Hempfield Township, Westmoreland County, PA
 Exr.: Frank Bryson
 125 Seminary Ave
 Greensburg PA 15601
 Atty.: Ashley E. Sharek
 Box 130
 Bradford Woods PA 15015

EILEEN FAYE STEFL, late of City of Greensburg, Westmoreland County, PA
 Exr.: Terry K Stefl
 408 Shogan Drive
 Greensburg PA 15601

MARILYN F STOLL, late of North Huntingdon Township, Westmoreland County, PA
 Exr.: Joseph E Stoll
 11 Frick Avenue
 Irwin PA 15642
 Atty.: Louis Jay Kober II

LAURA C STUKER, a/d, LAURA COLETTE STUKER, late of Ligonier Township, Westmoreland County, PA
 Exr.: Maxwell James Stuker
 19195 Landfall Court
 Abingdon VA 24210
 Atty.: Del P Nolfi III
 Ligonier Law

KEITH A WALKER, a/d, KEITH WALKER, late of North Huntingdon Township, Westmoreland County, PA
 Admr.: Clint Walker
 516 Amblers Ln
 West Mifflin PA 15122
 Atty.: Barbara Ernsberger
 Park Bldg, Ste 1200, 355 Fifth Ave
 Pittsburgh PA 15222

JOANNE M WINFIELD, a/d, JOANNE WINFIELD, late of City of Jeannette, Westmoreland County, PA
 Exrs.: Nancy L Belville
 611 Maple Street
 Jeannette PA 15644
 David A Winfield
 5 Sycamore Street
 Jeannette PA 15644
 Atty.: Patricia L. Elliott-Rentier
 DeBernardo Antoniono McCabe & Davis PC
 11 North Main Street
 Greensburg PA 15601

CHERYL C WOODS, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Lydia Woods
 252 Cobblestone Drive
 Greensburg PA 15601
 Atty.: Daniel N Carr

LEGAL NOTICES

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA – CIVIL ACTION – LAW
 No. 1182 of 2025

CARL SCANGA and MARY LYNN SCANGA, his wife,
 Plaintiffs,

VS.

JOAN PILAT, JANETT McCONVILLE, JOHN PASTOREK, CHRIS SCANGA, MICHAEL SCANGA, CORINNE SCHWARTZ, DAVID SCANGA, BRIAN SCANGA, ERIC SCANGA, CONSTANCE PUCKETT, CASSANDRA EISELMAN, CAROLINE SCANGA, ROBERT SCANGA, DIANE MOELLER, JANICE BABIN, ROBERT SCANGA, JENNIFER SCANGA and ALL UNKNOWN HEIRS OR ASSIGNS OF FRANK SCANGA, late of Arnold, Pennsylvania,
 Defendants.

NOTICE TO DEFEND (QUIET TITLE ACTION)

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>

21 Mar

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

Patrisa Corp. being Map Number **55-04-10-0-005**, and being located in **Penn Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **April 29, 2025**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$561.77**, plus costs, which sum is due at the time of the sale.

7/21 Mar

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

J. Donald Porterfield and Beulah V. Porterfield being Map Number **21-01-14-0-025**, and being located in **Mount Pleasant Borough**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **May 19, 2025**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$9,519.84**, plus costs, which sum is due at the time of the sale.

21 Mar

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

Herman F. Fabri, Rose Delicandro and Dominick J. Fabri being Map Number **57-24-02-0-038**, and being located in **Salem Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **May 19, 2025**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$2,037.39**, plus costs, which sum is due at the time of the sale.

21 Mar

NOTICE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, at Section 613 thereof, the Property of:

Herman F. Fabri, Rose Delicandro and Dominick J. Fabri being Map Number **57-24-02-0-069**, and being located in **Salem Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **May 19, 2025**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$9,071.97**, plus costs, which sum is due at the time of the sale.

21 Mar

**NOTICE OF VOLUNTARY DISSOLUTION
Business Corporation**

Notice is hereby given by **REVELT VETERINARY PRACTICE, P.C.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Michael A. Johnson
Attorney at Law
749 North Church Street
Mt. Pleasant, PA 15666
724-547-7557

21 Mar

**NOTICE OF VOLUNTARY DISSOLUTION
Business Corporation**

Notice is hereby given by **HERITAGE UNITED METHODIST CHURCH, LIGONIER, PA**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Thomas R. Shearer
(representative)
Heritage Methodist Church
107 S. Market St.
Ligonier PA 15658
724-238-2627

21 Mar

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 955 of 2025

In re: Petition of Meagan Marie Nolan, parent and legal guardian of Makenzee Rose Grill for change of name to Makenzee Rose Nolan

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 28 day of April, 2025, at 9:15 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.

21 Mar

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 726 of 2025

In re: Petition of Peter Thomas Butz for change of name to Ivy Marie Butz

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 28 day of April, 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.

21 Mar

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 667 of 2025

In re: Petition of Bridget & Cary Scott Jr, parents and legal guardians of Kerry Logan Scott Jr for change of name to Cary Earl Scott III

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 28 day of April, 2025, at 10 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.

21 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 7th day of November, 2024, a Certificate for the conduct of a business in Westmoreland County, Pennsylvania, under the assumed or fictitious name, style or designation of: **PATRIOT PAWS DOG TREATS** with its principal place of business at 2100 Totteridge Drive, Greensburg, PA 15601.

The names and addresses of all persons owning or interested in said business are: Christopher Prascus and Prascus Enterprises, LLC, 2100 Totteridge Drive, Greensburg, PA 15601.

21 Mar

SHERIFF SALES

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

MONDAY, MAY 5, 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 MAY 15, 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 MAY 5, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

2.
Property of: Karen A. Fratangelo, Personal Representative of the Estate of Anne Marie Fratangelo
Execution No.: 2823 of 2016
Judgment Amt.: \$255,352.61
Attorney: McCabe, Weisberg & Conway, LLC 1420 Walnut St., Ste. 1501, Philadelphia, PA 19102
ALL the right, title, interest and claim of: Karen A. Fratangelo, Personal Representative of the Estate of Anne Marie Fratangelo of in and to:
Municipality of Murrysville; 3308 MacIntyre Drive, Murrysville, Pennsylvania 15668; Residential Dwelling; Book Number: 2335 and Page Number: 1162
TAX MAP# 49-14-02-0-029-00-000

3.
Property of: DAVID ALAN THOMAS SR. AKA DAVID A THOMAS SR. and DEBORAH M. THOMAS
Execution No.: 20CJ00418
Judgment Amt.: \$156,289.69
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: DAVID ALAN THOMAS SR. AKA DAVID A THOMAS SR. and DEBORAH M. THOMAS of in and to:
Township of East Huntingdon; 1545 Mount Pleasant Connellsville Road FKA 524 Mount Pleasant Road Mount Pleasant, PA 15666 524 Mt Pleasant Road Mt Pleasant, PA 15666; LT HSE GAR; A RESIDENTIAL DWELLING; Instrument 200409020053385
TAX MAP# 47-14-06-0-008

4.
Property of: DAYNA L. HOLLIER
Execution No.: 20CJ01516
Judgment Amt.: \$47,321.62
Attorney: Friedman Vartolo, LLP, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100
ALL the right, title, interest and claim of: Dayna L. Hollier of in and to:
City of Arnold; 344 IROQUOIS DRIVE, NEW KENSINGTON, PA 15068; 0.00; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 20180028409
TAX MAP# 02-01-16-0-038

5.
Property of: MICHAELA A. FABIAN and DENISE R. FABIAN
Execution No.: 20CJ04437
Judgment Amt.: \$115,156.59
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: MICHAELA A. FABIAN and DENISE R. FABIAN of in and to:
Derry Township; 509 South Summit Street Derry, PA 15627; LOT 73 PT LOT 74 HSE; A RESIDENTIAL DWELLING; Book Volume 2571 Page 241
TAX MAP# 45-42-01-0-209

6.
Property of: MATTHEW DUNLEAVY
Execution No.: X4086 OF 2021
Judgment Amt.: \$487,325.99
Attorney: Emmanuel J. Argentieri, Esq, 52 Newton Avenue, Woodbury, NJ 08096, (856) 384-1515
ALL the right, title, interest and claim of: MATTHEW DUNLEAVY of in and to:
TOWNSHIP OF HEMPFIELD; 131 Monica Dr, Greensburg, PA 15601; RESIDENTIAL DWELLING; Instrument # 202002120004599
TAX MAP# 50-20-02-0-002

7.
Property of: LUCY WRIGHT-SCOZZARO AKA LUCY G. WRIGHT-SCOZZARO
Execution No.: 21CJ04294
Judgment Amt.: \$165,735.35
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: LUCY WRIGHT-SCOZZARO AKA LUCY G. WRIGHT-SCOZZARO of in and to:
Township of Penn; 603 1/2 State Route 130 Trafford, PA 15085; LOT C-2 & HSE; A RESIDENTIAL DWELLING; INSTRUMENT#201809120029233
TAX MAP# 55-02-14-0-099

8.
Property of: Joseph Lynch
Execution No.: 2034 of 2023
Judgment Amt.: \$48,677.22
Attorney: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, Suite 101, Southampton, PA 18966
ALL the right, title, interest and claim of: Joseph Lynch of in and to:
Derry Township; 1206 Wood Street, Latrobe, PA 15650; Lot No. 18; 7,500 square feet; Residential property. INSTRUMENT #: 202005200014485
TAX MAP# 45-40-07-0-160

9.
Property of: Jennifer Conwell and Shawn Conwell
Execution No.: 23CJ03802
Judgment Amt.: \$99,529.94
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: Jennifer Conwell and Shawn Conwell of in and to:

Arnold; 2137 Kenneth Avenue, Arnold, PA 15068; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 200610060049325

TAX MAP# 02-01-15-0-007

10.

Property of: Amber L. Ankney

Execution No.: 23CJ05057

Judgment Amt.: \$98,281.45

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

ALL the right, title, interest and claim of: Amber L. Ankney of in and to:

North Huntingdon Township; 960 Main Street, North Huntingdon, PA 15642; Residential Dwelling

TAX MAP# 54-11-06-0-156 & 54-11-06-0-107

11.

Property of: Michael V. George

Execution No.: 682 of 2024

Judgment Amt.: \$46,295.83

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

ALL the right, title, interest and claim of: Michael V. George of in and to:

Borough of Vandergrift; 315 Spruce Street, Vandergrift, PA 15690; Vandergrift Park, Lot No. 8; Residential property. INSTRUMENT #: 201711130039089

TAX MAP# 37-01-05-0-234

12.

Property of: JOHN E. WOOD III AND KARLA D. WOOD

Execution No.: 699 of 2024

Judgment Amt.: \$54,609.49

Attorney: Ian Yorke, Esquire, 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: John E. Woods III and Karla D. Woods of in and to:

New Kensington City; 546 RIDGE AVENUE, NEW KENSINGTON, PA 15068; 0.00; A RESIDENTIAL DWELLING- HSE, GAR, LOT 23 32 X 120; Deed Book Volume 3339 and page 485

TAX MAP# 24-03-12-0-301

13.

Property of: Timothy W. Morrow

Execution No.: 1287 OF 2024

Judgment Amt.: \$110,365.26

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

ALL the right, title, interest and claim of: Timothy W. Morrow of in and to:

City of Jeannette; 1019 Arlington Avenue, Jeannette, Pennsylvania 15644; Residential Dwelling; Instrument Number: 202205020015841

TAX MAP# 14-02-06-0-241

14.

Property of: BRIAN C. ALTMAN

Execution No.: 24CJ01318

Judgment Amt.: \$68,121.83

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

ALL the right, title, interest and claim of: Brian C. Altman of in and to:

Greensburg City; 44 MADISON AVENUE, GREENSBURG, PA 15601; 0; RESIDENTIAL; DEED INSTRUMENT # 201812030038147

TAX MAP# 10-04-02-0-151

15.

Property of: Jesse Sam

Execution No.: 24CJ01396

Judgment Amt.: \$155,082.52

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

ALL the right, title, interest and claim of: Jesse Sam of in and to:

Derry Township; 211 10th Street, Bradenville, Pennsylvania 15620; 3; 0.00; Residential property. INSTRUMENT # 202112010049728

TAX MAP# 45-41-02-0-075

16.

Property of: Sharon A. Clark

Execution No.: 1418 of 2024

Judgment Amt.: \$76,113.30

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: SHARON A. CLARK of in and to:

TOWNSHIP OF UNITY; 4 CARRIAGE RD, GREENSBURG, PA 15601; Lot No. C-1; A RESIDENTIAL DWELLING; 200502280009631

TAX MAP# 61-18-05-0-013

17.

Property of: Boyres Williams and Marijane Williams

Execution No.: 24CJ01674

Judgment Amt.: \$90,989.19

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: Boyres Williams and Marijane Williams of in and to:

City of Greensburg; 518 Euclid Avenue, Greensburg, PA 15601; N/A; RESIDENTIAL REAL ESTATE; DBV: N/A and Page N/A Instrument # 200410210062717

TAX MAP# 10-04-03-0-233

18.

Property of: Felix A. Brizuela a/k/a Felix A. Brizuela, Jr. and United States of America, c/o United States Attorney for the Western District of Pennsylvania

Execution No.: 1994 OF 2024

Judgment Amt.: \$290,593.89

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

ALL the right, title, interest and claim of: Felix A. Brizuela a/k/a Felix A. Brizuela, Jr. and United States of America, c/o United States Attorney for the Western District of Pennsylvania of in and to:

Township of Penn; 1103 Redoak Drive, Harrison City, Pennsylvania 15636; Residential Dwelling; Instrument Number: 200210080065025

TAX MAP# 55-04-13-0-110

19.

Property of: Makayla Carleen Anderson, unmarried woman

Execution No.: 24CJ01997

Judgment Amt.: \$85,649.32

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: Makayla Carleen Anderson, unmarried woman of in and to:

Township of Hempfield; 1204 County Home Road, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202010200034934

TAX MAP# 50-28-06-0-005

20.

Property of: JUDY THOMPSON

Execution No.: 2042 of 2024

Judgment Amt.: \$69,151.07

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

ALL the right, title, interest and claim of: Judy Thompson of in and to:

MT Pleasant Township; 7634 STATE ROUTE 819, MOUNT PLEASANT, PA 15639 A/K/A 7634 STATE ROUTE 819, HUNKER, PA 15639; .7200 AC; RESIDENTIAL; Deed Book 3424, Page 102.

TAX MAP# 53-05-00-0-025,

21.

Property of: Gary S. Yarema, Deceased

Execution No.: 24CJ02116

Judgment Amt.: \$32,731.87

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: Gary S. Yarema, Deceased of in and to:

City of New Kensington; 125 Home Street f/k/a 121 Home Street, New Kensington, PA 15068; Residential Dwelling; DEED INSTRUMENT #: 201203290012596

TAX MAP# 24-05-08-0-272

22.

Property of: 3RA 781, LLC and Riolordo Appling, Sole Member of 3RA 781, LLC

Execution No.: 2678 of 2024

Judgment Amt.: \$165,515.31

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

ALL the right, title, interest and claim of: 3RA 781 LLC and Riolordo Appling, Sole Member of 3RA 781, LLC of in and to:

Borough of Vandergrift; 300 Longfellow Street, Vandergrift, PA 15690; N/A; A Dwelling; Instrument No. 203211230039776
TAX MAP# 37-01-09-0-308

23.

Property of: THOMAS M. CHRISTOPHER, DECEASED AND JANET C. CHRISTOPHER, DECEASED HIS WIFE

Execution No.: 24CJ03384

Judgment Amt.: \$127,638.67

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole C. Rizzo, Esquire PA ID No. 332712 / Cierra Mendez, Esquire No. 334198 / Danielle R. Dreier, Esquire ID No. 335063, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: KOREE BAYER A/K/A KOREEN BAYER A/K/A KOREEN P. BAYER IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JANET E. CHRISTOPHER A/K/A JANET CHRISTOPHER A/K/A JANET C. CHRISTOPHER of in and to:

VANDERGRIFT BOROUGH; 1020 POE ST VANDERGRIFT, PA 15690; N/A; A RESIDENTIAL DWELLING; DBV 1874 PG# 682

TAX MAP# 37-01-13-0-062

24.

Property of: LISA M. DRESSEL A/K/A LISA DRESSEL, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF DANIEL A. DRESSEL A/K/A DAN DRESSEL

Execution No.: 24CJ03429

Judgment Amt.: \$54,262.31

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Robert Crawley, Esq. ID No. 319712, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: LISA M. DRESSEL A/K/A LISA DRESSEL, INDIVIDUALLY, AND IN HER CAPACITY AS HEIR OF DANIEL A. DRESSEL A/K/A DAN DRESSEL; DANIEL DRESSEL, JR., IN HIS CAPACITY AS HEIR OF DANIEL A. DRESSEL A/K/A DAN DRESSEL; DEREK DRESSEL, IN HIS CAPACITY AS HEIR OF DANIEL A. DRESSEL A/K/A DAN DRESSEL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DANIEL A. DRESSEL A/K/A DAN DRESSEL of in and to:

WEST NEWTON BOROUGH; 207 -209 NORTH 2ND ST WEST NEWTON, PA 15089; N/A; A RESIDENTIAL DWELLING; DBV 3766 PG#76

TAX MAP# 39-01-14-0-164

25.

Property of: EARL WOODS

Execution No.: 24CJ03463

Judgment Amt.: \$54,259.08

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

ALL the right, title, interest and claim of: EARL WOODS of in and to:

Township of Penn; 228 Kuehn Drive Trafford, PA 15085; HOUSE & PT LOT 24; A RESIDENTIAL DWELLING; INSTRUMENT #202204010012226

TAX MAP# 55-02-16-0-099

26.

Property of: David S. Sethman

Execution No.: 3551 of 2024

Judgment Amt.: \$70,308.60

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

ALL the right, title, interest and claim of: David S. Sethman of in and to:

South Huntingdon Township; 117 Gressly Road, Ruffs Dale, PA 15679; N/A; 2.111; Single-Family Dwelling; INSTRUMENT #: 201305210020074

TAX MAP# 59-07-00-0-221

27.

Property of: Christian Hutchins

Execution No.: 3595 of 2024

Judgment Amt.: \$159,122.28

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

ALL the right, title, interest and claim of: Christian Hutchins of in and to:

Borough of West Newton; 306 N. 2nd Street, West Newton, PA 15089; N/A; A Dwelling; Instrument No. 202208010027136

TAX MAP# 39-01-10-0-085

28.

Property of: Daniel R. Finnegan

Execution No.: 3613 of 2024

Judgment Amt.: \$158,608.56

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

ALL the right, title, interest and claim of: Daniel R. Finnegan of in and to:

Washington Township; 2595 Turkey Ridge Road, Apollo, PA 15613; 9.3818 acres; Residential property. INSTRUMENT #: 201105240018316

TAX MAP# 63-11-00-0-400

29.

Property of: Kelly J. McDowell Decker

Execution No.: 24CI03735

Judgment Amt.: \$262,436.25

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

ALL the right, title, interest and claim of: Kelly J. McDowell Decker of in and to:

Township of Penn; 18 Rizzi Drive, Irwin, PA 15642; 80; Residential Dwelling; INSTRUMENT #: 201307310031213

TAX MAP# 55-08-12-0-059

30.

Property of: Gene D. Graziano and Judith L. Graziano

Execution No.: 3778 OF 2024

Judgment Amt.: \$50,089.89

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

ALL the right, title, interest and claim of: Gene D. Graziano and Judith L. Graziano of in and to:

Municipality of Murraysville; 4100 Deer Valley Lane, Murraysville, Pennsylvania 15668; Residential Dwelling; Book Number: 3301 and Page Number: 322

TAX MAP# 49-06-00-0-062

31.

Property of: Thomas F. Kalemba

Execution No.: 3828 OF 2024

Judgment Amt.: \$53,061.50

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

ALL the right, title, interest and claim of: Thomas F. Kalemba of in and to:

Township of Mount Pleasant; 5 Henry C Frick Street, Mount Pleasant, Pennsylvania 15666; Residential Dwelling; Instrument Number: 06220 in Book Number: 3179 and Page Number: 443

TAX MAP# 53-15-16-0-016

32.

Property of: Milton Paul Kobaly, III and Kaylee Jo Livingstone

Execution No.: 24CJ03946

Judgment Amt.: \$100,851.72

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: MILTON PAUL KOBALY, III AND KAYLEE JO LIVINGSTONE of in and to:

CITY OF MONESSEN; 616 MANOWN STREET, MONESSEN, PA 15062; Lots 173 and 175; A RESIDENTIAL DWELLING; 202108250035345

TAX MAP# 20-02-08-0-442

33.

Property of: Kathleen A. Yerick (Deceased) and Charles J. Yerick

Execution No.: 24CI03995

Judgment Amt.: \$127,849.48

Attorney: Jared M. Greenberg, Esquire. 200 Eagle Road, Bldg 2, Suite 120, Wayne, PA 19087 (248)-502-1589

ALL the right, title, interest and claim of: Charles J. Yerick of in and to:

Town of Murrysville; 101 Williamsburg Lane, Export, PA 15632; 0.0; Residential dwelling; DEED INSTRUMENT # 202005210014657

TAX MAP# 49-15-06-0-069

34.

Property of: ANNA MARIA DZIMIERA and TERRENCE R. DZIMIERA

Execution No.: 24CJ03999

Judgment Amt.: \$36,592.30

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

ALL the right, title, interest and claim of: ANNA MARIA DZIMIERA and TERRENCE R. DZIMIERA of in and to:

CITY OF MONESSEN; 1513 Jones Street Monessen, PA 15062 1513 Jones Street Monessen, PA 15062; HSE LOT 61 62; A RESIDENTIAL DWELLING; INSTRUMENT #201807060021021

TAX MAP# 20-02-15-0-026

35.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Donna R. Beckner a/k/a Donna Ruth Beckner, Deceased

Execution No.: 4043 of 2024

Judgment Amt.: \$86,417.26

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 Donna R. Beckner a/k/a Donna Ruth Beckner, Deceased of in and to:

Donegal Township; 1258 State Route 711, Stahlstown, PA 15658; Donna Beckner Plan/Lot No. 1; 1.20 acres; Residential property. INSTRUMENT #: 201301080000891

TAX MAP# 46-07-00-0-157

36.

Property of: Brittany Cooper and Avrum Harris

Execution No.: 24CJ04234

Judgment Amt.: \$319,969.55

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

ALL the right, title, interest and claim of: Brittany Cooper and Avrum Harris of in and to:

Borough of Southwest Greensburg; 815 Mace Street, Greensburg, Pennsylvania 15601; 278, 759, and 760; 0.00; Residential property. INSTRUMENT #20220130003625

TAX MAP# 34-01-11-0-057; 34-01-11-0-058

37.

Property of: Jodi L. Bischof and John F. Bischof, III

Execution No.: 24CJ04264

Judgment Amt.: \$43,818.05

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: John F. Bischof, III and Jodi L. Bischof of in and to:

City of Arnold; 1737 Lieshman Avenue, Arnold, PA 15068; Residential Dwelling; DEED INSTRUMENT 200307110054509

TAX MAP# 02-02-07-0-567

38.

Property of: Jesse J. Bush and Rachael M. Bush

Execution No.: 4367 of 2024

Judgment Amt.: \$115,157.20

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

ALL the right, title, interest and claim of: Jesse J. Bush and Rachael M. Bush of in and to:

Derry Township; 1102 Spring Street, Latrobe, PA 15650; Abbaticchio Plan, Lot No. 52; Residential property. INSTRUMENT #: 201807130022049

TAX MAP# 45-40-07-0-137

39.

Property of: Alyk K. Harris

Execution No.: 4573 OF 2024

Judgment Amt.: \$106,836.88.

Attorney: Kristine M. Anthou

ALL the right, title, interest and claim of: Alyk K. Harris of in and to:

City of New Kensington; 1767 7th Street, New Kensington, PA 15068; N/A; Single-family dwelling; INSTRUMENT #: 202010220035482

TAX MAP# 24-04-13-0-202

40.

Property of: ADRIANNE R. SHARP

Execution No.: 24CJ04623

Judgment Amt.: \$251,584.40

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

ALL the right, title, interest and claim of: ADRIANNE R. SHARP of in and to:

Township of North Huntingdon; 2513 Hi Ridge Drive North Huntingdon, PA 15642; HOUSE LOT 8; A RESIDENTIAL DWELLING; INSTRUMENT #202309270024807

TAX MAP# 54-10-01-0-178

41.

Property of: Edward Farneth and Stephanie Farneth

Execution No.: 24CJ04702

Judgment Amt.: \$133,344.70

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: Edward Farneth of in and to:

City of Lower Burrell; 2704 Edith Street, New Kensington, PA 15068; Residential Dwelling; DEED INSTRUMENT # 200712140057505

TAX MAP# 17-03-09-0-143

42.

Property of: ELIZABETH A. RUZINA

Execution No.: 24CJ04722

Judgment Amt.: \$78,588.82

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

ALL the right, title, interest and claim of: ELIZABETH A. RUZINA of in and to:

Township of South Huntingdon; 393 Spring Street Yukon, PA 15698; LTS 304 305 HSE GAR; A RESIDENTIAL DWELLING; Book 3140 Page 538

TAX MAP# 59-04-14-0-120

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

7/14/21 Mar

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