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

*Contact information for attorneys who are members of the Westmoreland Bar Association is available online at [www.westbar.org/attorneys](http://www.westbar.org/attorneys) or by calling 724-834-6730.*

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**FIRST PUBLICATION**

---

DONNA L. BETTON, a/d, DONNA LOUISE BETTON, late of Ligonier Township, Westmoreland County, PA

Admr.: Franklin D. Betton  
911 Gravel Hill Road  
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DANIEL J. BLASKO, late of South Huntingdon Township, Westmoreland County, PA

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Atty.: Kimberly J. Gallagher

CHARLES O. DAVIDSON, late of North Huntingdon Township, Westmoreland County, PA

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Leonard and Leonard

KATHIE DEMPSEY, late of Derry Township, Westmoreland County, PA

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DOLORES JEAN EXTON, late of Hempfield Township, Westmoreland County, PA

Admr.: Albert R. Exton  
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Shippenville, PA 16254  
Atty.: Eric Bononi  
Bononi & Co

JOHN F. FARALLY SR., late of Irwin Borough, Westmoreland County, PA

Admr.: Vincent Farally  
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Marcus & Mack  
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ALFRED JOHN FERRERO, a/d, ALFRED J. FERRERO, late of the Municipality of Murrysville, Westmoreland County, PA

Exr.: Joseph L. Ferrero  
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RICHARD S. GRIBENAS, a/d, RICH S. GRIBENAS, late of Hempfield Township, Westmoreland County, PA

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EDWARD R. HARRIS, late of Washington Township, Westmoreland County, PA

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CLARK W. KELLER, a/d, CLARK WILLIAM KELLER, late of Allegheny Township, Westmoreland County, PA

Exrx.: Carol J. Singleton  
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ROBERT A. KRAUS, late of Mount Pleasant Borough, Westmoreland County, PA

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ELEANOR E. LEARN, late of Penn Township, Westmoreland County, PA

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MARY ANN LESHKO, late of East Huntingdon Township, Westmoreland County, PA

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Mount Pleasant, PA 15666  
Frank V. Leshko  
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Atty.: Margaret Zylka House  
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SYLVIA J. LIBERTY, a/d, SYLVIA LIBERTY, late of Youngwood Borough, Westmoreland County, PA

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New Stanton, PA 15672  
Michelle Edwards  
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JOSEPH JOHN LUCAS, JR., a/d, JOSEPH J. LUCAS, late of Penn Township, Westmoreland County, PA

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Toccoa, GA 30577  
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MARTHA E. MALINE, late of Unity Township, Westmoreland County, PA

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Derry, PA 15627  
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DEBERA A. MATTHEWS, a/d, DEBERA ANN MATTHEWS, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Gabrielle N. Matthews  
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Stow, OH 44224  
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LORETTA I. MCBROOM, a/d, LORETTA MCBROOM, a/d, LORETTA IRENE MCBROOM, late of Peoria County, IL

Exrs.: Mary I. Markovich  
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Patrick A. McBroom  
153 Lakewood Road  
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Atty.: Charles C. Mason, Jr.

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MARILYN B. MCDERMOTT, late of New Florence Borough, Westmoreland County, PA

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MAXWELL A MENDLER, a/d, MAXWELL AARON MENDLER, late of Derry Borough, Westmoreland County, PA

Admrx.: Rebecca Crawford  
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JOSEPHINE MOGUS, a/d, JOSEPHINE C. MOGUS, late of Delmont Borough, Westmoreland County, PA

Exrx.: Marilyn Mogus  
216 East Pittsburgh Street  
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Atty.: Scott A. Fatur

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RICHARD I. MORT, late of Penn Township, Westmoreland County, PA

Exrx.: Diane M. Wilson  
281 Alva Way  
Monroeville, PA 15146  
Atty.: Jenna Miller  
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ANNA MARIE OBERDORF, late of West Leechburg Borough, Westmoreland County, PA

Exr.: Jeffrey J. Oberdorf  
1662 Main Street  
West Leechburg, PA 15656  
Atty.: James R. Antoniono  
DeBernardo Antoniono McCabe & Davis, P. C.

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BERNARD J. OBSINCS, a/d, BERNARD JOSEPH OBSINCS, late of Penn Township, Westmoreland County, PA

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1054 Bushy Run Road  
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TERESA O'TOOLE, late of the Municipality of Murrysville, Westmoreland County, PA

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CAROLYN S. RAHL, a/d, CAROLYN RAHL, late of Ligonier Township, Westmoreland County, PA

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CHARLES W. RAUSCHER, late of Rostraver Township, Westmoreland County, PA

Admrx.: Valerie Rauscher  
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BETTY C. RIDDLE, late of Hempfield Township, Westmoreland County, PA

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JAMES R. ROEHRIG, late of Ligonier Township, Westmoreland County, PA

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SONDRA SPAUGY, a/d, SONDRA LEE SPAUGY, a/d,  
SONDRA LEE BAUMAN SPAUGY, late of Scottsdale  
Borough, Westmoreland County, PA  
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NADIA A. STROZ, late of the City of Greensburg,  
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DAVID GEORGE TODORICH, a/d, DAVID G. TODORICH,  
late of the City of Latrobe, Westmoreland County, PA  
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JOHN D. TOMAJKO, late of Hempfield Township,  
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Exr.: Paul Tomajko  
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Atty.: Tyler J. Jones  
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CHARLES L. WEED, late of Salem Township, Westmoreland  
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14360 Chapelwood Lane  
Fishers, IN 46037  
Atty.: Diane E. Murphy

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## SECOND PUBLICATION

---

HERB BECKETT, a/d, HERBERT OLIVER BECKETT, a/d,  
HERBERT O. BECKETT, late of Bell Township,  
Westmoreland County, PA  
Admr. c.t.a.: Ronald Baker  
841 Jackson Road  
Apollo, PA 15613  
Atty.: James R. Antoniono  
DeBernardo Antoniono McCabe & Davis, P. C.

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MELVIN LLOYD CHRISTOPHER BENTLEY, a/d, MELVIN L.  
BENTLEY, JR., late of the City of Lower Burrell,  
Westmoreland County, PA  
Admr.: Timothy S. Bentley  
414 Violet Drive  
Lower Burrell, PA 15068  
Atty.: James Irwin

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JOSEPH M BERNAT, JR., a/d, JOSEPH M. BERNAT, a/d,  
JOSEPH BERNAT, late of Allegheny Township,  
Westmoreland County, PA  
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EILEEN T. BOWSER, a/d, HAZEL EILEEN TAYLOR  
BOWSER, a/d, HAZEL EILEEN BOWSER, late of  
Hempfield Township, Westmoreland County, PA  
Exr.: Mark O. Bowser  
137 Westmoreland Avenue  
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Nakles & Nakles

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LEONA F. CROOKS, a/d, LEONA CROOKS, late of Hyde  
Park Borough, Westmoreland County, PA  
Exr.: William E. Crooks, Jr.  
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Atty.: Larry D. Loperfito  
Geary, Loperfito & Generelli, LLC

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DOMINIC B. DEFLORIA, a/d, DOMINIC BARTHOLOMEW  
DEFLORIA, a/d, DOMINIC B. DIFLORIA, a/d, BERT  
DEFLORIA, late of the City of Greensburg, Westmoreland  
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SARAH E. DETAR, a/d, SARAH ELIZABETH DETAR, late of  
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Atty.: Louis J Kober II

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DARLENE C. FLOSS, late of Derry Township, Westmoreland  
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JACK A FRONCEK, late of West Leechburg Borough,  
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CATHERINE MARY GRAHAM, late of Salem Township,  
Westmoreland County, PA  
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Atty.: Scott A. Fatur

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GENE M. HACHELROAD, a/d, EUGENE MARSHALL  
HACHELROAD, a/d, GENE MARSHALL  
HACHELROAD, late of Hempfield Township,  
Westmoreland County, PA  
Exr.: Eugene J. Hachelroad  
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TERESA HUGHES, a/d, TERESA R. HUGHES, late of  
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SUSAN M. JALOSKY, late of North Irwin Borough,  
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Atty.: Mary M. Halechko  
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INGRID KELLY, a/d, INGRID COLLEEN KELLY, a/d,  
INGRID COLLEEN TANYER, a/d, INGRID COLLEEN  
NELSON, late of Hempfield Township, Westmoreland  
County, PA  
Exrx.: Michele M. McBee  
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SYLVIA R. KILGORE, a/d, SYLVIA RUTH KILGORE, late of  
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J. SCOTT LALLY, a/d, JOHN SCOTT LALLY, late of the  
Municipality of Murrysville, Westmoreland County, PA  
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12411 Church Drive  
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Atty.: Louis J. Kober, II

CARL E. LAUFF, a/d, CARL EUGENE LAUFF, late of the  
City of New Kensington, Westmoreland County, PA  
Admrx.: Nikki Marie Lauff  
556 Oates Boulevard  
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S. BEN LONIGRO, a/d, SEBASTIANO LONIGRO, late of  
the City of Greensburg, Westmoreland County, PA  
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BARBARA A. LYNCH, a/d, BARBARA ANN LYNCH, late of  
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CAROL A. MALLOY, late of Hempfield Township,  
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VELMA B. MIMNAUGH, late of West Newton Borough,  
Westmoreland County, PA  
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ROBERT G. MORGAN, a/d, ROBERT G. MORGAN, SR.,  
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Westmoreland County, PA  
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LOUIS R. PATRICK, late of Unity Township, Westmoreland  
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ALAN M. PAVUK, a/d, ALAN MARTIN PAVUK, a/d,  
ALAN PAVUK, late of North Huntingdon Township,  
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NANCY J. SHUGLIE, late of Sewickley Township,  
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GARY P. WRIGHT, a/d, GARY PAUL WRIGHT, a/d, GARY  
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### THIRD PUBLICATION

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Westmoreland County, PA  
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Halie Byerly  
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Carol A. Moffa  
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Penn Runn, PA 15765  
Atty.: Eric E. Bononi  
Bononi & Company, P.C.

CHRISTINE A. BITNER, a/d, CHRISTINE ANN BITNER,  
late of Mount Pleasant Township, Westmoreland County,  
PA  
Admr.: John W. Bitner  
520 Mt Joy Road  
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EILEEN M. BOYLE, a/d, EILEEN BOYLE, late of Hempfield Township, Westmoreland County, PA  
Exr.: Thomas G. Warren  
123 Tyson Lane  
Greensburg, PA 15601  
Atty.: James N. Falcon

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BETTY JO BROWN, a/d, BETTY J. BROWN, a/d, BETTY J. VERNON, a/d, BETTY J. PIERCE BROWN, a/d, BETTY BROWN, late of East Huntingdon Township, Westmoreland County, PA  
Exrx.: Gertrude M. Russell  
106 Logue Rd.  
Burgettstown, PA 15021

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GEORGE T. BUSLER, a/d, GEORGE THOMAS BUSLER, late of Upper Burrell Township, Westmoreland County, PA  
Admrx.: Carol A. Busler  
320 Meadow Highlands Drive  
Apollo, PA 15613  
Atty.: Kenneth Ficerai  
Mears, Smith, Houser & Boyle, PC

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AUDREY L. CRITCHFIELD, a/d, AUDREY H. CRITCHFIELD, late of Derry Township, Westmoreland County, PA  
Exrx.: Gwendolyn M. Kozar  
856 Pizza Barn Road  
Blairsville, PA 15717  
Atty.: Ryan P. Cribbs  
Nakles & Nakles

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DARLENE E. DEGRAEVE, a/d, DARLENE ESTHER DEGRAEVE, late of the City of New Kensington, Westmoreland County, PA  
Admr. c.t.a. & Atty.: Philip H. Rubenstein  
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IRENE M. DELUCA, a/d, IRENE M. DELUCA, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Jamie L. Bernd  
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Atty.: Keith R. Nicola  
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CARL M. EISAMAN, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Carol A. Anthony  
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Atty.: Jon M. Lewis  
Mears, Smith, Houser & Boyle, P.C.

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JANET FAZIO, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Joanne L. Mastalerz  
269 Katherine Dr.  
N. Huntingdon, PA 15642

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THOMAS E. HARTMAN, a/d, THOMAS EDWIN HARTMAN, late of the City of Greensburg, Westmoreland County, PA  
Exr.: Samuel G. White, CPA  
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Atty.: Jenna Miller  
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TERRI LYNN HEPLER, late of Vandergrift Borough, Westmoreland County, PA  
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Atty.: James R. Antoniono  
DeBernardo Antoniono McCabe & Davis, P. C.

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STANLEY A. HESS, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Mary A. Cella  
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THOMAS W. HILL, late of Export Borough, Westmoreland County, PA  
Exrx.: Janice R. Hill  
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Export, PA 15632  
Atty.: Matthew F. Schwartz  
Lange Legal Group, LLC  
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WALTER KUSTRA, a/d, WALTER J. KUSTRA, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Ronald J. Kustra  
12859 Ridge Road  
North Huntingdon, PA 15642  
Atty.: Daniel P. Beisler  
41 Robbins Station Road  
North Huntingdon, PA 15642

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KATHERINE ANN LOWANSE, late of Sutersville Borough, Westmoreland County, PA  
Admr.: Logan Lowanse  
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ROSE A. MALEC, late of Hempfield Township, Westmoreland County, PA  
Exrx.: Karan Miller  
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Atty.: James R. Silvis  
O'Connell & Silvis

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ANGELO GEORGE MANOLIS, a/d, ANGELO G. MANOLIS, late of the City of Jeannette, Westmoreland County, PA  
Admr.: Cynthia E. Manolis  
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MYRNA L. MCCLOSKEY, late of Hempfield Township, Westmoreland County, PA  
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Atty.: Del P. Nolfi III  
Ligonier Law, L.L.C.

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BARBARA ANN MCCOLLUM, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Julia McCollum-Anderson  
1441 Plymouth Drive  
Irwin, PA 15642  
Atty.: Tyler J. Jones  
Petrillo Jones, LLC, Attorneys At Law

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BARBARA M. MCGHEE, late of Penn Township, Westmoreland County, PA  
Admr.: Gregory B. McGhee  
2024 Boxcartown Road  
Jeannette, PA 15644  
Atty.: Tyler J. Jones  
Petrillo Jones, LLC, Attorneys At Law

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GERALDINE L. MOHNEY, a/d, GERALDINE LOIS MOHNEY, late of the City of Lower Burrell, Westmoreland County, PA  
Exrx.: Linda Arabia  
4000 Leechburg Rd.  
New Kensington, PA 15068  
Atty.: Samuel R. Coury

HAROLD A. O'TOOLE, a/d, HAROLD A. O'TOOLE II, late of the Municipality of Murrysville, Westmoreland County, PA  
Exrx.: Gail L. O'Toole  
3515 Eastview Lane  
Murrysville, PA 15668  
Atty.: Molly M. Creenan  
Creenan & Baczkowski, PC  
3907 Old Wm. Penn Hwy., Suite 304  
Murrysville, PA 15668

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BARBARA G. SAYERS, late of Allegheny Township, Westmoreland County, PA  
Admr.: Lois J. Sayers  
230 White Oak Dr.  
New Kensington, PA 15068  
Atty.: Daniel Joseph  
George & Joseph

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KENNETH J. WHITE, late of Loyalhanna Township, Westmoreland County, PA  
Admr.: Marilyn Smyers  
324 Clark St  
Saltsburg, PA 15681

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FREDERICK B. ZIKELI, a/d, FREDERICK ZIKELI, late of North Huntingdon Township, Westmoreland County, PA  
Exrx.: Andrew F. Zikeli, II  
801 Sunflower Street  
North Huntingdon, PA 15642  
Atty.: Ryan L. Dansak  
Myers Duffy Dansak & Clegg LLC



**LEGAL NOTICES**

**NOTICE OF TRUST ADMINISTRATION  
THE NANCY R. FELGAR REVOCABLE  
TRUST AGREEMENT**

Notice is hereby given of the administration of **THE NANCY R. FELGAR REVOCABLE LIVING TRUST AGREEMENT**, created by NANCY R. FELGAR, Settlor, late of Scottsdale Borough, Westmoreland County, Pennsylvania, and any amendments thereto. All persons having claims against the Trust and/or the decedent are requested to make known the same to the trustee or attorney named below. All persons indebted to the Trust and/or decedents are requested to make payment without delay to the trustee or attorney named below.

Jack Timothy Felgar, Trustee  
c/o Marilyn M. Gaut, Esq.  
231 S. Main St., Ste. 402  
Greensburg, PA 15601

11/18/25 Nov

**TRUSTEE NOTICE OF ADMINISTRATION**

Notice is hereby given of the Administration of the **ALMEDA G. BRENTZEL REVOCABLE TRUST DATED APRIL 30, 2013**. Almeda G. Brentzel, Grantor of the Trust, late of North Huntingdon Township, Westmoreland County, Pennsylvania died on October 6, 2022. The successor Trustee of said Trust is John J. Brentzel. All persons indebted to this Trust are required to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

John J. Brentzel  
14100 Buchanan Drive  
North Huntingdon, PA 15642  
James M. Duffy, Esquire  
Attorney for Trustee  
Myers Duffy Dansak & Clegg, LLC  
(724) 864-9800

18/25 Nov; 2 Dec

**NOTICE OF DECREE NISI IN THE MATTER  
OF JOHN A. SHUSKO, DECEASED**

NOTICE is hereby given that a Decree Nisi, dated October 19, 2022, has been issued in the Matter of John A. Shusko, Deceased, at No 65-22-2394 in the Court of Common Pleas of Westmoreland County, Pennsylvania, in conformity with 20 Pa. C.S.A. §§2103(1) and 3546, as amended, for disposition of certain real estate of the said decedent situate in Salem Township, Westmoreland County, Pennsylvania, in favor of Mary E. Shusko and her estate, the said real estate being more particularly bounded and described as follows:

ALL of those two (2) certain vacant lots or parcels of land, situate in plan of lots laid out by James Hart in the village of Slickville, Salem Township, Westmoreland County, Pennsylvania, and being more particularly bounded and described as follows:

FIRST: BEGINNING at a post on the west side of the public road on line of lands now or formerly of D. Loundey; thence South along west side of said road a distance of 42 feet, to a post in line with Lot No. 1; thence by the north line of said lot, South 65-1/2° West, a distance of 118 feet, to a post at an alley; thence along line of said alley, North 16-1/2°, a distance of 40 feet to a post on line of lands now or formerly of D. Loundey; thence by line of said lands, North 65-1/2° East, a distance of 130 feet to a point at the place of beginning.

HAVING no improvements thereon.

THE SAME being Lot No. 2 in plan of lots laid out by James Hart.

RESERVING, however, all the coal, oil, gas and other minerals in and underlying the said lot of land, together with the right to mine and carry away all of said coal, with the mining rights and privileges necessary to such mining and removal of the same, without liability for injury to the surface or anything thereon by reason of said coal or other minerals being removed.

EXCEPTING AND RESERVING any and all coal, gas, oil and other minerals, together with mining or removal rights and privileges thereto, as have been heretofore excepted, reserved, granted, conveyed or assigned by prior instruments of record.

UNDER AND SUBJECT to any and all restrictions, reservations, easements, rights-

of-way, leases, building setback lines and like matters as set forth in prior instruments of record or that are apparent from inspection of the premises.

BEING the same lot of ground which was conveyed to Nick Swick by Samuel Salusin, single, by his deed dated May 23, 1923 and recorded in the Office of the Recorder of Deeds in and for Westmoreland County in Deed Book Volume 797, page 596.

ALSO BEING the same premises which the County Treasurer of Westmoreland County sold as the property of Nick Swick to the County Commissioners of Westmoreland County on the 25th day of July, 1938, for unpaid taxes, penalties, interest and costs for the years 1931 to 1935.

ALSO BEING the same premises conveyed by the County of Westmoreland to John A. Shusko by deed dated May 10, 1946 and of record in the office of the Recorder of Deeds in and for Westmoreland County, Pennsylvania in Deed Book Volume 1235, page 275. John A. Shusko died August 9, 1972, survived by his wife, Mary E. Shusko, who died November 25, 2021 and whose estate is of record at No. 65-21-3335 in the office of the Register of Wills in and for Westmoreland County, Pennsylvania.

HAVING Westmoreland County Tax Map and Parcel No. 57-02-09-0-024.

SECOND: BEGINNING at a point in the westerly side or line of of the Greensburg and Apollo Road, at the Village of Slickville, and being 12 feet from the point where the line of lands now or formerly of the Cambria Steel Company intersect with the westerly line of the Public Road; thence by said line of said road, a distance of 50 feet to a point; thence extending westerly by a line parallel with the aforesaid line now or formerly of the Cambria Steel Company and along line of lands of the first part, a distance of 100 feet to a point; thence by a line parallel with the line of road aforesaid, a distance of a 50 feet; thence by a line parallel with the said line now or formerly of the Cambria Steel Company and 12 feet therefrom to the place of beginning.

HAVING no improvements thereon.

EXCEPTING AND RESERVING any and all coal, gas, oil and other minerals, together with mining or removal rights and privileges

thereto, as have been heretofore excepted, reserved, granted, conveyed or assigned by prior instruments of record.

UNDER AND SUBJECT to any and all restrictions, reservations, easements, rights-of-way, leases, building setback lines and like matters as set forth in prior instruments of record or that are apparent from inspection of the premises.

BEING the same lot of ground which was conveyed by Nancy Vanick and Walter Vanick to Walter Vanick, by their deed dated May 12, 1927, and recorded in the Office of the Recorder of Deeds in and for Westmoreland County in Deed Book Volume 826, page 440.

ALSO BEING the same premises which the County Treasurer of Westmoreland County sold as the property of Walter Vanick to the County Commissioners of Westmoreland County on the 11th day of June, 1934, for unpaid taxes, penalties, interest and costs for the years 1931 and 1932.

ALSO BEING the same premises conveyed by the County of Westmoreland to John A. Shusko by deed dated May 10, 1946 and of record in the office of the Recorder of Deeds in and for Westmoreland County, Pennsylvania in Deed Book Volume 1235, page 275. John A. Shusko died August 9, 1972, survived by his wife, Mary E. Shusko, who died November 25, 2021 and whose estate is of record at No. 65-21-3335 in the office of the Register of Wills in and for Westmoreland County, Pennsylvania.

ALSO HAVING Westmoreland County Tax Map and Parcel No. 57-02-09-0-024.

NOTICE is hereby given to all persons indebted to the said decedent to make immediate payment, and to those having claims against the said decedent, including claim as to interest in the said real estate, to present the same to the undersigned, duly authenticated, within three (3) months or be barred thereafter from asserting the same.

Ross S. Bash, Attorney at Law  
Ross S. Bash Law Offices, P.C.  
2 West Pittsburgh Street  
Delmont, PA 15626-1430  
Phone: 724-468-8600  
Fax: 724-468-8610  
E-Mail: bash-hough.law@  
earthlink.net

IN RE: Altmeyer Home Stores, Inc.  
Case No. 22-21334-CMB, Chapter 7  
2021 Mack truck, Title No. 83396025501AL  
VIN No. 1M2MDAAA9MS001172  
Date of Sale 12/15/2022 at 9:30 a.m.

A Hearing will be held on 12/15/2022 at 9:30 a.m. via ZOOM

To join a Zoom Hearing, please initiate and use the following link at least 15 minutes prior to the scheduled Zoom Hearing time: <https://www.zoomgov.com/j/16143800191> or alternatively, use the following: **Meeting ID: 161 4380 0191.**

Objections due by: December 5, 2022

Initial Offer \$ 62,500.00

Higher and better offers will be considered at the hearing

Hand money required: \$3,500.00 (Cash or Certified Funds Only)

Contact: Robert H. Slone, Trustee  
223 South Maple Avenue  
Greensburg, PA 15601  
Ph# (724) 834-2990

For more information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

18 Nov

**NOTICE**

To all persons of interest, be advised that a Petition to Award Ownership of a 2011 Chevrolet Malibu Sedan, VIN 1G1ZC5E16BF187430 will be presented to the Honorable Chris Scherer, Court of Common Pleas of Westmoreland County, Pennsylvania on December 2, 2022 at 10:15am. Anybody opposed shall attend or their rights to this vehicle will forever be extinguished.

18 Nov

RW-406 (12/18)

Instrument No. 202211100038675

**IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA**

NO. 4125 TERM, 2022

EMINENT DOMAIN PROCEEDING  
IN REM

IN RE: CONDEMNATION BY THE  
COMMONWEALTH OF PENNSYLVANIA,  
DEPARTMENT OF TRANSPORTATION,  
OF THE RIGHT-OF-WAY FOR STATE  
ROUTE 0070, SECTION D10 R/W IN  
THE TOWNSHIP OF ROSTRAVER

**NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on November 10, 2022 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on July 19, 2022 a plan entitled Drawings Re-Establishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0070 Section D10 R/W in Westmoreland County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on August 12, 2022, in Instrument number 202208120028762.

The purpose of the condemnation is to acquire right-of-way for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 6401892000

Parcel No. 8

Name Jamie Lynn Boggs, Deceased

Address Heirs unknown and unlocatable after diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After

estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

/s/ Vincent M. Komacko, Jr.  
District Right-of-Way Administrator  
Engineering District 12-0  
Pennsylvania Department of  
Transportation

18 Nov

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

Case No. 18-20224 CMB

Chapter 7

Document No. \_\_\_\_\_

In re:

James W. Fichtner and Barbara A. Fichtner,  
Debtors.

Charles O. Zebley, Jr.,  
Trustee/Movant,  
vs.

James W. Fichtner and Barbara A. Fichtner,  
First National Bank of Pennsylvania and  
Westmoreland County Tax Claim Bureau,  
Respondents.

NOTICE OF NON-EVIDENTIARY HEARING WITH RESPONSE DEADLINE ON MOTION TO SELL THE ESTATE'S INTEREST IN REAL PROPERTY

TO THE RESPONDENTS AND ALL CREDITORS AND PARTIES IN INTEREST:

You are hereby notified that the above Movant seeks an order to sell the estate's interest in real property in which respondents may have an interest.

Property to be sold: 26 Lockwood Drive, Jeannette, Westmoreland County, Pennsylvania 15644

Initial Offeror: Shane Stofko and Stacy Stofko, 1106 Cranston Drive, Greensburg, Pennsylvania, 15601.

Initial Offer: \$210,500 with \$2,500 down payment

Terms of Sale: No-Contingency, "AS IS, WHERE IS;" \$2,500 in cash or certified funds at time of sale, the balance within thirty days. Buyer shall pay any transfer taxes. Trustee will pay realtor's commission. Seller and Buyer shall pro rate on a fiscal year basis all unpaid real estate taxes, municipal liens and assessments encumbering the property. Buyer shall pay to record the deed and all other costs of closing.

Contact: Charles O. Zebley, Jr., Trustee, P.O. Box 2124, Uniontown, Pennsylvania, 15401, (724) 439-9200, for information, terms and conditions, or to examine property.

Responses and objections shall be filed and served by November 28, 2022. Higher or better bids are not an objection to the motion. If respondents fail to timely respond, the motion may be granted without a hearing.

**A Zoom Video Conference Hearing will be held on December 6, 2022, at 10:00 a.m. before Judge Carlota M. Bohm via the Zoom Video Conference Application ("Zoom"). To participate in and join a Zoom Hearing please initiate and use the following link at least 15 minutes prior to the scheduled Zoom Hearing time: <https://www.zoomgov.com/j/16143800191>, or alternatively, you may use the following Meeting ID: 161 4380 0191 For questions regarding the connection, contact Judge Bohm's Chambers at 412-644-4328. All attorneys and Parties may only appear by Zoom and must comply with Chief Judge Bohm's Zoom Procedures, which can be found on the Court's website at <https://www.pawb.uscourts.gov/sites/default/files/pdfs/cmb-proc-videohrg.pdf>. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises, members of the general public should immediately contact Judge Bohm's Chambers to make telephonic arrangements. Only ten minutes is being provided on the calendar. No witnesses will be heard. If an evidentiary hearing is required, it will be scheduled by the Court for a later date.**

**The court will entertain higher and better offers at the hearing. Terms announced at sale will supercede the terms of any prior notice.**

Requests for information regarding subject real estate should be directed to the undersigned.

Dated: November 10, 2022

ZEBLEY MEHALOV & WHITE, P.C.  
BY /s/ Charles O. Zebley, Jr.  
Charles O. Zebley, Jr., Trustee  
PA I.D. No. 28980  
Zebley Mehalov & White, P.C.  
P.O. Box 2124  
Uniontown, PA 15401  
(724) 439-9200  
Email: COZ@ZebLaw.com

18 Nov

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS  
OF WESTMORELAND COUNTY,  
PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 22CJ03162

THE HUNTINGTON NATIONAL BANK,  
Plaintiff,

vs.

Myrna Montalvo-Ritchey, as believed Heir to the Estate of George M. Ritchey; Unknown Heirs, and/or Administrators to the Estate of George M. Ritchey, Defendants

TO: Myrna Montalvo-Ritchey, as believed Heir to the Estate of George M. Ritchey; Unknown Heirs, and/or Administrators to the Estate of George M. Ritchey

You are hereby notified that Plaintiff, The Huntington National Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Westmoreland County, Pennsylvania, docketed to No. 22CJ03162, seeking to foreclose the mortgage secured by the real estate located at 137 Lucas Pipeline Road, Ruffsdale, PA 15679.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
 Westmoreland Bar Association  
 ATTN: Lawyer Referral Service  
 P.O. Box 565  
 Greensburg, PA 15601  
 (724) 834-8490

18 Nov

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**SHERIFF SALES**

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**JAMES ALBERT, Sheriff  
 of Westmoreland County, PA  
 TUESDAY, JANUARY 3, 2023**

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 FRIDAY JANUARY 13,2023 (*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 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.

Property of: JACQUELINE A. KOVIC  
 Execution No.: 16CI06253  
 Judgment Amt.: \$70,633.40  
 Attorney: Leon P. Haller, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102 (717) 234-4178

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

Township of North Huntingdon; 2124 GUFFEY ROAD (FKA 2126 GUFFEY ROAD) NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; 201106160021014; 201106160021015  
 TAX MAP# 54-11-09-0-057

2.

Property of: JO ANN CLEMONS AKA JOANN CLEMONS  
 Execution No.: 17CJ03112  
 Judgment Amt.: \$146,840.48  
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106

ALL the right, title, interest and claim of: JO ANN CLEMONS AKA JOANN CLEMONS of in and to:  
 BOROUGH OF DELMONT; 309 Dogwood Drive Delmont, PA 15626; NA; A RESIDENTIAL DWELLING; 201201230003288

TAX MAP# 25-03-04-0-116

3.

Property of: KELLY J. MCDOWELL DECKER  
 Execution No.: 17CJ05897  
 Judgment Amt.: \$222,059.24

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

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; NA; A RESIDENTIAL DWELLING; 201307310031213

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

4.

Property of: MARY J. BLACK A/K/A MARY JANE BLACK WILLIAMS

Execution No.: 18CI01921

Judgment Amt.: \$54,853.86

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

ALL the right, title, interest and claim of: MARY J. BLACK A/K/A MARY JANE BLACK WILLIAMS of in and to:

ARNOLD CITY; 1727 KENNETH AVENUE, ARNOLD, PA 15068; .0820 AC; A RESIDENTIAL DWELLING; DEED INSTRUMENT #01898

TAX MAP# 02-02-07-0-531

5.

Property of: Mary Margaret Esler

Execution No.: 18CJ03747

Judgment Amt.: \$54,946.02

Attorney: BROCK & SCOTT, PLLC, Matthew Fissel, Esq., ID: 314567, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: MARY MARGARET ESLER of in and to:

CITY OF LOWER BURRELL; 2639 RUSSELL DR, LOWER BURRELL, PA 15068; A RESIDENTIAL DWELLING; 200105010020213

TAX MAP# 17-03-14-0-144

6.

Property of: Joy R. Burkholder and Lance R. Burkholder

Execution No.: 1364 of 2019

Judgment Amt.: \$91,165.54

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: Joy R. Burkholder and Lance R. Burkholder of in and to:

Mount Pleasant Township; 285 High Street, Mount Pleasant, PA 15666; N/A; RESIDENTIAL REAL ESTATE; 200904280015112

TAX MAP# 53-15-11-0-020

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7.

Property of: Patricia Fong

Execution No.: X205 of 2020

Judgment Amt.: \$52,304.14

Attorney: Michelle Pierro, Esquire, 1500 One PPG Place, Pittsburgh, PA 15222, (412) 566-1212

ALL the right, title, interest and claim of: Olishia Johnson a/k/a Olishia Johnson-Robinson as Executrix of the Estate of Patricia Fong and Vincent Fong, Jr. of in and to:

City of New Kensington; 445 5th Avenue, New Kensington, PA 15068; A Residential Dwelling; INSTRUMENT # 20061190051537

TAX MAP# 24-05-03-0-288

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8.

Property of: MICHAEL B. HARDY and HEIDI L. HARDY

Execution No.: 20CJ00456

Judgment Amt.: \$184,682.13

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

ALL the right, title, interest and claim of: MICHAEL B. HARDY and HEIDI L. HARDY of in and to:

North Huntingdon Township; 1517 Rosebud Drive North Huntingdon, PA 15642; NA; A RESIDENTIAL DWELLING; 201705120015486

TAX MAP# 54-11-06-0-047

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9.

Property of: Linda L. Ladue

Execution No.: 20CJ00563

Judgment Amt.: \$73,571.68

Attorney: BROCK & SCOTT, PLLC, Matthew Fissel, Esq., ID: 314567, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: LINDA L. LADUE of in and to:

CITY OF JEANNETTE; 702 WESTMORELAND AVENUE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; Deed Instrument No 200309090072995  
TAX MAP# 14-04-01-0-162

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10.

Property of: Sharon M. White and Paul D. White

Execution No.: 4258 of 2020

Judgment Amt.: \$102,698.54

Attorney: Edward J. McKee, Esquire., 1581 Main Street, Suite 200, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: Sharon M. White and Paul D. White. of in and to:

Township of Hempfield; 170 Wendel Road, Irwin, PA 15642-4535; N/A; RESIDENTIAL REAL ESTATE; 200411120067121

TAX MAP# 50-18-02-0-180

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11.

Property of: Richard V. Cariss

Execution No.: 21 CI 00100

Judgment Amt.: \$30,757.83

Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

ALL the right, title, interest and claim of: Richard V. Cariss of in and to:

City of Lower Burrell; 3013 Leechburg Road, Lower Burrell, PA 15068; 14; 74.66 X 195 X IR; Residential Dwelling; DBV 600 PG# 9252 (or) INSTRUMENT #: 200602280009252

TAX MAP# 17-03-15-0-164

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12.

Property of: GUS ZOURELIAS, JR., DIANE ZOURELIAS

Execution No.: 2538

Judgment Amt.: \$371,888.21

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

ALL the right, title, interest and claim of: GUS ZOURELIAS, JR. and DIANE ZOURELIAS of in and to:

WASHINGTON TOWNSHIP, WESTMORELAND; 506 HOOVER DRIVE, APOLLO, PA 15613; 26.94; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 02851

TAX MAP# 63-15-03-0-075



13.

Property of: TABITHA D. TAYLOR and  
ALBERT L TAYLOR, JR.

Execution No.: 21CJ03305

Judgment Amt.: \$123,039.89

Attorney: Ashleigh Levy Marin, Esq., Fein, Such,  
Kahn & Shepard, P.C., Suite 121, Allentown, PA  
18195, (610) 395-3535

ALL the right, title, interest and claim of: TABITHA D.  
TAYLOR and ALBERT L TAYLOR, JR. of in and to:

TOWNSHIP OF DERRY; 606 TWENTY SIX  
STREET, BLAIRSVILLE, PA 15717; A  
RESIDENTIAL DWELLING; INSTRUMENT #  
200902110004280

TAX MAP# 45-18-09-0-095

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14.

Property of: Kody A. Miskovich

Execution No.: 21 CI 03694

Judgment Amt.: \$122,633.37

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

ALL the right, title, interest and claim of: Kody A.  
Miskovich of in and to:

Township of Mt. Pleasant; 324 Crestview Road,  
Acme, PA 15610; N/A; A Dwelling; Instrument No.  
201802260005863

TAX MAP# 53-28-08-0-032

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15.

Property of: Virginia M. McKinney

Execution No.: 21CJ04094

Judgment Amt.: \$127,044.86

Attorney: LOGS Legal Group LLP, 3600 Horizon  
Drive, Suite 150, King of Prussia, PA 19406

ALL the right, title, interest and claim of: Virginia M.  
McKinney of in and to:

Township of Allegheny; 907 State Route 356,  
Leechburg, PA 15656; 4; 98.01 x 240 IR; Residential  
Dwelling; DBV 2185 PG# 160

TAX MAP# 42-13-02-0-004

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16.

Property of: William D Fawcett and A. and M.  
Resources, Inc., Trustee of The  
156 Thorne Land Trust

Execution No.: 21CJ04481

Judgment Amt.: \$26,263.32

Attorney: Richard M. Squire & Associates, LLC, 115  
West Avenue, Suite 104, Jenkintown, PA 19046

ALL the right, title, interest and claim of: William D  
Fawcett and A. and M. Resources, Inc., Trustee of  
The 156 Thorne Land Trust of in and to:

Borough of Oklahoma; 156 Thorn Street, Apollo, PA  
15613; Lot 91; 0.00; Residential; Deed Instrument #  
200606060026845

TAX MAP# 28-03-05-0-103 and UPI Code 28-  
00151-00000

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17.

Property of: Gregory S. Dorough

Execution No.: 4510 of 2021

Judgment Amt.: \$58,849.39

Attorney: ROBERT P. WENDT, ESQUIRE; 275  
CURRY HOLLOW RD, BLDG 1., STE 280,  
PITTSBURGH, PA 15236, (914) 219-5787 x490,  
RWENDT@LEOPOLDASSOCIATES.COM

ALL the right, title, interest and claim of: GREGORY  
S. DOROUGH of in and to:

TOWNSHIP OF DERRY; 116 Front Street,  
Blairsville, PA 15717; A RESIDENTIAL  
DWELLING; DEED INSTRUMENT #  
201002010003450; MORTGAGE INSTRUMENT #  
NO. 200501060001048

TAX MAP# 45-18-09-0-138

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18.

Property of: Zachary Cilli and Karli Hileman

Execution No.: 86 OF 2022

Judgment Amt.: \$64,852.35

Attorney: McCabe, Weisberg & Conway, LLC 123 S.  
Broad Street, Suite 1400, Phila., PA 19109

ALL the right, title, interest and claim of: Zachary Cilli  
and Karli Hileman of in and to:

City of Greensburg; 607 Grove Street, Greensburg,  
Pennsylvania 15601; Residential Dwelling;  
Instrument Number: 201808010024232

TAX MAP# 10-04-02-0-379

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19.

Property of: Michael E. Hutchman, unmarried

Execution No.: 22CJ00499

Judgment Amt.: \$81,878.05

Attorney: Kimberly J. Hong, Manley Deas Kochalski  
LLC, P. O. Box 165028, Columbus, OH 43216-5028,  
614-220-5611

ALL the right, title, interest and claim of: Michael E.  
Hutchman, unmarried of in and to:

City of Lower Burrell; 406 Violet Drive, Lower Burrell,  
PA 15068; N/A; 0.00; Single Family Dwelling;  
INSTRUMENT #: 201206190025386

TAX MAP# 17-05-03-0-054

20.

Property of: Brittany R. Smitley  
 Execution No.: 501 of 2022  
 Judgment Amt.: \$41,445.34  
 Attorney: McCabe, Weisberg & Conway, LLC 123 S. Broad Street, Suite 1400, Phila., PA 19109  
 ALL the right, title, interest and claim of: Brittany R. Smitley of in and to:  
 City of Monessen; 1182 State Road, Monessen, Pennsylvania 15062; Residential Dwelling;  
 Instrument Number: 201705170016205  
 TAX MAP# 20-02-16-0-206

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21.

Property of: Bruce J. Martin and Sherri Martin, his wife  
 Execution No.: 22CJ00512  
 Judgment Amt.: \$25,569.62  
 Attorney: Kimberly J. Hong, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611  
 ALL the right, title, interest and claim of: Bruce J. Martin and Sherri Martin, his wife of in and to:  
 Township of South Huntingdon; 142 Main Street, AKA P.O. Box 83, Jacobs Creek, PA 15448; N/A; 0.00; Single Family Dwelling; DBV 2960 PG # 382  
 TAX MAP# 59-17-12-0-050

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22.

Property of: Victoria Dodrill, known Heir of James A. Newingham, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under James A. Newingham, deceased  
 Execution No.: 22CJ00522  
 Judgment Amt.: \$129,292.91  
 Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406  
 ALL the right, title, interest and claim of: Victoria Dodrill, known Heir of James A. Newingham, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under James A. Newingham, deceased of in and to:  
 Borough of Arona; 810 Newingham Lane, assessed as School Street, Arona, PA 15617; 23; 1.33AC; Residential Dwelling; DBV 101 PG# 2004  
 TAX MAP# 03-01-12-0-023

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23.

Property of: Kristopher Paul Hochendoner  
 Execution No.: 536 of 2022  
 Judgment Amt.: \$96,987.97  
 Attorney: George Allen Butler, — Mahady & Mahady, 223 South Maple Avenue, Greensburg PA 15601 724-834-2990  
 ALL the right, title, interest and claim of: Kristopher Paul Hochendoner of in and to:  
 Township of East Huntingdon; 866 State Route 31, Ruffsdales PA 15688; 2.1472 acres; one story frame commercial building; Deed Instrument#: 202010130033856  
 TAX MAP# 47-04-13-0-106

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24.

Property of: JUDITH LYNN RESCH  
 Execution No.: 22CJ00619  
 Judgment Amt.: \$82,120.06  
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106  
 ALL the right, title, interest and claim of: JUDITH LYNN RESCH of in and to:  
 CITY OF JEANNETTE; 507 Jefferson Avenue Jeannette, PA 15644; NA; A RESIDENTIAL DWELLING; 202112070050708  
 TAX MAP# 14-04-01-0-069

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25.

Property of: ROBERT A. BEZAK, JR., and CAROLYN ANN BEZAK  
 Execution No.: 692 OF 2022  
 Judgment Amt.: \$74,031.90  
 Attorney: NATALIE PISCIONE, ESQ., 357 REGIS AVENUE, PITTSBURGH, PA 15236, (412) 653-5000  
 ALL the right, title, interest and claim of: ROBERT A. BEZAK, JR., and CAROLYN ANN BEZAK of in and to:  
 PENN TOWNSHIP; 111 KEPPLER STREET, JEANNETTE, PENNSYLVANIA, 15644; .204 ACRES; A RESIDENTIAL BUILDING; DEED INSTRUMENT #201611290038836  
 TAX MAP# 55-14-02-0-036

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26.

Property of: Wayne B. Watkoski, Individually  
 Execution No.: 22CJ00745  
 Judgment Amt.: \$150,203.46  
 Attorney: Kimberly J. Hong, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611  
 ALL the right, title, interest and claim of: Wayne B. Watkoski, Individually of in and to:

Township of Unity; 1520 State Route 130, Greensburg, PA 15601; N/A; 3.65; Single Family Dwelling; INSTRUMENT #: 201509140031448  
TAX MAP# 61-17-00-0-078

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27.

Property of: Heaven Baker  
Execution No.: 22CJ00809  
Judgment Amt.: \$62,597.33

Attorney: Richard M. Squire & Associates, LLC, 115 West Avenue, Suite 104, Jenkintown, PA 19046

ALL the right, title, interest and claim of: Heaven Baker of in and to:

Borough of Smithton; 833 Smithfield Street, Smithton, PA 15479; Residential; Deed Instrument # 201610110032812

TAX MAP# 32-01-12-0-207

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28.

Property of: Phillip D. Carter, Jr. and Karla M. Carter  
Execution No.: 1069 OF 2022  
Judgment Amt.: \$83,101.56

Attorney: McCabe, Weisberg & Conway, LLC 123 S. Broad Street, Suite 1400, Phila., PA 19109

ALL the right, title, interest and claim of: Phillip D. Carter, Jr. and Karla M. Carter of in and to:

North Huntingdon Township; 594 Dianthus Street, Irwin, Pennsylvania 15642; Residential Dwelling; Instrument Number: 201406110017710

TAX MAP# 54-11-03-0-149

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29.

Property of: John R. Hensell, Jr., and Erin M. Van Estenberg

Execution No.: 1072 OF 2022  
Judgment Amt.: \$151,394.20.

Attorney: Maureen A. Dowd Grenen & Birsic PC One Gateway Ctr, 9 West, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: John R. Hensell, Jr., and Erin M. Van Estenberg of in and to:

Township of Hempfield; 116 Cambuzzi Hill Road, Darragh, PA 15625; N/A; Two-story dwelling; INSTRUMENT #: 201201030000187

TAX MAP# 50-25-00-0-031

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30.

Property of: Melissa Shearon, Known Surviving Heir of Sean N. Shearon and Unknown Surviving Heir of Sean N. Shearon

Execution No.: 1089 OF 2022

Judgment Amt.: \$48,824.79

Attorney: McCabe, Weisberg & Conway, LLC 123 S. Broad Street, Suite 1400, Phila., PA 19109

ALL the right, title, interest and claim of: Melissa Shearon, Known Surviving Heir of Sean N. Shearon and Unknown Surviving Heir of Sean N. Shearon of in and to:

North Irwin Boro; 49 2nd Street, Irwin, Pennsylvania 15642; Residential Dwelling; Instrument Number: 201408140025855

TAX MAP# 27-01-04-0-038 & 27-01-04-0-039

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31.

Property of: Gregory P. Kurpakus  
Execution No.: 1355 of 2022  
Judgment Amt.: \$48,889.75

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

ALL the right, title, interest and claim of: Gregory P. Kurpakus of in and to:

City of New Kensington; 1229 New Forest Avenue a/k/a 1229 Forest Avenue, New Kensington, PA 15068; New Kensington Land Company's Plan of East Kensington; Residential property. DBV 3785 PG#3

TAX MAP# 24-04-13-0-165

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32.

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

Execution No.: 1403-22  
Judgment Amt.: \$123,167.33

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: Beth A. Brackney and Mark A. Brackney of in and to:

North Huntingdon Township; 588 Clay Pike, North Huntingdon, PA 15642; N/A; RESIDENTIAL REAL ESTATE; DBV: 3623 and Page 052

TAX MAP# 54-07-13-0-190

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33.

Property of: Christopher Gisane  
Execution No.: 1419 OF 2022  
Judgment Amt.: \$106,244.00.

Attorney: Kristine M. Anthon Grenen & Birsic PC One Gateway Ctr, 9 West, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Christopher Gisane of in and to:

City of Jeannette; 813 North Second Street,  
Jeannette, PA 15644; N/A; Single-family dwelling;  
INSTRUMENT #: 201611290038843

TAX MAP# 14-02-05-0-361 AND 14-02-05-0-362

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34.

Property of: Timothy C. McAlister and Lois J. Macrill

Execution No.: 1420 of 2022

Judgment Amt.: \$93,763.34

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

ALL the right, title, interest and claim of: Timothy C. McAlister and Lois J. Macrill of in and to:

City of Jeannette; 109 Cottrell Avenue, Jeannette, PA 15644; Lot No. 32 of the F. Cotrill Addition to Kelley and Martin Subdivision; unknown; Single-Family Dwelling; INSTRUMENT #: 201808030024575

TAX MAP# 14-02-09-0-693

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35.

Property of: Patricia M. Weston

Execution No.: 1530 of 2022

Judgment Amt.: \$43,357.99 plus interest from 07/01/2022 to the date of Sale at a per diem rate of \$3.22

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067

ALL the right, title, interest and claim of: Patricia M. Weston of in and to:

City of Jeannette; 406 Guy Street, Jeannette, PA 15644; Residential; INSTRUMENT # 200607110033358

TAX MAP# 14-02-09-0-379

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36.

Property of: Sean Kerrigan

Execution No.: 1622-2022

Judgment Amt.: \$72,539.14

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: Sean Kerrigan of in and to:

Trafford Borough; 230 E Fairmont Avenue, Trafford, PA 15085; Lot 230; 0.000; Residential; INSTRUMENT#: 20051200063248

TAX MAP# 36-03-07-0-063

37.

Property of: Janet Klym

Execution No.: 22CJ01624

Judgment Amt.: \$150,193.16

Attorney: Richard M. Squire & Associates, LLC, 115 West Avenue, Suite 104, Jenkintown, PA 19046

ALL the right, title, interest and claim of: Janet Klym of in and to:

City of Latrobe; 145 Easy Street, Latrobe, PA 15650; HSE Lot 24 Pool; 0.00; Residential; Deed Instrument # 200512220067491

TAX MAP# 15-03-09-0-017 and UPI Code 15-01694-00000

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38.

Property of: Jeannie S. Fisher

Execution No.: 1745-2022

Judgment Amt.: \$26,347.33

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: JEANNIE S. FISHER of in and to:

CITY OF LOWER BURRELL; 4249 BOGGS WAY, LOWER BURRELL, PA 15068; A RESIDENTIAL DWELLING; 201211290049320

TAX MAP# 17-02-09-0-001 & 17-01-12-0-009

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39.

Property of: Robert J. Aquilina

Execution No.: 22-01816

Judgment Amt.: \$45,963.15

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

ALL the right, title, interest and claim of: Robert J. Aquilina of in and to:

Borough of West Newton; 225 West Main Street, West Newton, PA 15089; N/A; A Dwelling; Instrument No. 201705230016784

TAX MAP# 39-01-13-0-019

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40.

Property of: Craig D. Koring and Kelley M. Koring, husband and wife

Execution No.: 22CJ01818

Judgment Amt.: \$97,656.85

Attorney: Kimberly J. Hong, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Craig D. Koring and Kelley M. Koring, husband and wife of in and to:

Borough of Scottsdale; 312 Mount Pleasant Road, Scottsdale, PA 15683; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201904090009774

TAX MAP# 30-01-15-0-245

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41.

Property of: Samuel R. Brant, Sr.

Execution No.: 1825 of 2022

Judgment Amt.: \$45,234.85 plus interest from 08/24/2022 to date of Sale at a per diem rate of \$4.34

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067

ALL the right, title, interest and claim of: Samuel R. Brant, Sr. of in and to:

Derry Township; 813 Forest Street, Latrobe, PA 15650; Residential; INSTRUMENT # 201303280011983

TAX MAP# 15-03-03-0-026

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42.

Property of: Nicholas E. Telford

Execution No.: 1918 of 2022

Judgment Amt.: \$143,795.41 plus interest from 08/31/2022 to date of Sale at a per diem rate of \$8.69

Attorney: Jill M. Fein, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067

ALL the right, title, interest and claim of: Nicholas E. Telford. of in and to:

Ligonier Township; 1476 Route 259, Ligonier, PA 15658; Residential; INSTRUMENT # 202103050008864

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

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43.

Property of: Alec Stivers

Execution No.: 22-CI-02006

Judgment Amt.: \$97,246.33

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ALEC STIVERS of in and to:

NEW KENSINGTON CITY; 431 ESTHER AVENUE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 202104190015529

TAX MAP# 24-01-16-0-038

44.

Property of: Brittaney Luther, Administratrix of the Estate of Kristin J. Luther

Execution No.: 2173 OF 2022

Judgment Amt.: \$62,303.77

Attorney: Kristine M. Anthon Grenen & Birsic PC One Gateway Ctr, 9 West, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Brittaney Luther, Administratrix of the Estate of Kristin J. Luther of in and to:

Borough of New Florence; 131 Ligonier Street, New Florence, PA 15944; N/A; Single-family dwelling; INSTRUMENT #: 200512140065979

TAX MAP# 23-01-11-0-059

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45.

Property of: Roy A. Sluk, Jr. and Melissa Sluk

Execution No.: 2022-CI-02222

Judgment Amt.: \$119,126.63

Attorney: BROCK & SCOTT, PLLC, Matthew Fissel Esq., ID: 314567, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ROY A. SLUK, JR. AND MELISSA SLUK of in and to:

BOROUGH OF WEST NEWTON; 111 WINDSOR ST, WEST NEWTON, PA 15089; A RESIDENTIAL DWELLING; 202011300040785

TAX MAP# 39-02-06-0-092

JAMES ALBERT, SHERIFF  
WESTMORELAND COUNTY  
SHERIFF'S OFFICE  
GREENSBURG, PA 15601  
OCTOBER 7, 2022

11/18/25 Nov

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