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ESTATE NOTICES**

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FIRST PUBLICATION

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KEVIN L SISLEY, late of North Huntingdon Township,
Westmoreland County, PA
Admrx.: Marsha Sisley
14111 Torie Drive
Irwin PA 15642
Atty.: Daniel F Bekavac Jr
400 Market Street
Elizabeth PA 15037

CATHERINE LEE SMITH, a/d, CATHERINE SMITH, a/d,
CATHERINE L SMITH, late of North Huntingdon
Township, Westmoreland County, PA
Admrx.: Kelly A Schaffer
61 Main Street
North Huntingdon PA 15642
Atty.: Jerome L Tierney
10531 Center Highway
North Huntingdon PA 15642

GEARY L SMITH, a/d, GEARY SMITH, a/d, GEARY
LEE SMITH, late of North Huntingdon Township,
Westmoreland County, PA
Exr.: Jeffrey S Smith
1009 Tulip Drive
Harrison City PA 15636

ALVA JOHN STINEBISER, a/d, ALVA J. STINEBISER, late
of Youngwood Borough, Westmoreland County, PA
Admrx.: Nicole Stinebiser
123 Eagle Crest Lane
Youngwood PA 15697
Atty.: Christina M Dubosky

DORIS R SWEARMAN, late of Hempfield Township,
Westmoreland County, PA
Exr.: Hugh Alex Swearman
10179 Washington Avenue
North Huntingdon PA 15642
Atty.: Tyler J Jones

ANTOINETTE TRAINI, late of Penn Township,
Westmoreland County, PA
Exrx.: Rose Ann Traini
121 Warrior Court
Harrison City PA 15636
Atty.: William C Price Jr
2005 Noble Street
Swissvale PA 15218

LEGAL NOTICES

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 3838 of 2024

In re: Petition of Joshua Ryan Smith for
change of name to Joshua Israel Lambert

To all persons interested: Notice is hereby
given that an order of said Court authorized
the filing of said petition and fixed the 14th
day of November, 2024, at 1:45 P.M., as
the time and the Westmoreland County
Courthouse, Courtroom No. 2, 2 North Main
Street, Greensburg, PA, as the place for a
hearing, when and where all persons may
show cause, if any they have, why said name
should not be changed as prayed for.

27 Sep

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 3782 of 2024

In re: Petition of Aidan Tyler True for change
of name to Aidan Tyler Burkholder

To all persons interested: Notice is hereby
given that an order of said Court authorized
the filing of said petition and fixed the 14 day
of November, 2024, at 2:30 P.M., as the time
and the Westmoreland County Courthouse,
Courtroom No. 2, 2 North Main Street,
Greensburg, PA, as the place for a hearing,
when and where all persons may show
cause, if any they have, why said name
should not be changed as prayed for.

27 Sep

FICTITIOUS NAME REGISTRATION

Notice is hereby given that a Registration of
Fictitious Name was filed in the Department of
State of the Commonwealth of Pennsylvania
on August 16, 2024, for **CRE(E)DENCE
COFFEE** with a principal place of business
located at 164 Shylohs Ln. #944, Liogonier,
PA 15658 in Westmoreland County. The
individual interested in this business is
David Adams, also located at 164 Shylohs Ln.
#944, Liogonier, PA 15658. This is filed in
compliance with 54 Pa.C.S. 311.

27 Sep

NOTICE OF INCORPORATION

Notice is hereby given that Articles of
Incorporation were filed with and approved by
the Department of State of the Commonwealth
of Pennsylvania at Harrisburg, Pa., on the
10th day of September, 2024, for the purpose
of obtaining a Certificate of Incorporation for a
business corporation organized under the
Business Corporation Law of 1988, as
amended. The name of the corporation is
KUSTER FAMILY DENTISTRY PC.

April M. Schachtner, Esquire
Ward & Christner, P.C.
15 N. Main Street
Greensburg, PA 15601
724/834-2102

27 Sep

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 27th day
of August, 2024, a Certificate for the conduct
of a business in Westmoreland County,
Pennsylvania, under the assumed or fictitious
name, style or designation of: **KELSEY
ASSOCIATES HOLDINGS** with its principal
place of business at 3804 Edinburg Drive,
Murrysville, PA 15668.

The names and addresses of all persons
owning or interested in said business are:
Kenneth P. Kelsey and Joyce E. Kelsey, 3804
Edinburg Drive, Murrysville, PA 15668.

27 Sep

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

ACTION IN EQUITY – CIVIL DIVISION

No: 3032 of 2024

Patrick Adamson
Plaintiff

vs.

Franklin D Smith
Defendant

ORDER OF COURT

AND NOW, this 30 day of July 2024, the foregoing petition is ordered filed and a hearing thereon scheduled for the 4 day of October, 2024 at 9:15 AM in Courtroom No. 9 of the Westmoreland County Courthouse before the Honorable Judge Chris Scherer.

BY THE COURT:
/s/ Chris Scherer J.

27 Sep

SHERIFF SALES

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

MONDAY, NOVEMBER 4, 2024

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

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE NOVEMBER 14, 2024 (*WHICH IS 10 DAYS FROM SALE DATE*) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE

SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS THEREAFTER. NO FURTHER NOTICE OF THE FILING OF THE SCHEDULE OF DISTRIBUTION IS REQUIRED.

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON NOVEMBER 4, 2024 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.
 Property of: Judith A Ellies A/K/A Judith Ann Ellies
 Execution No.: 17CI04863
 Judgment Amt.: \$101,979.50
 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: Judith A Ellies A/K/A Judith Ann Ellies of in and to:
 Murrysville; 6010 Saltsburg Rd, Murrysville, PA 15668; N/A; RESIDENTIAL REAL ESTATE; DBV: 3451 and Page 476
 TAX MAP# 49-07-00-0-120

2.
 Property of: Wayne A. Reed, Jr.
 Execution No.: 17CI04893
 Judgment Amt.: \$73,842.12
 Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
 ALL the right, title, interest and claim of: Wayne A. Reed, Jr. of in and to:
 Township of Hempfield; 834 State Route 119, Greensburg, PA 15601; Residential Dwelling; INSTRUMENT #: 201503020005863
 TAX MAP# 50-07657-00000 (Map: 50-28-06-0-013)

3.
 Property of: Anthony F. Bauer & Christina M. Bauer
 Execution No.: 789 of 2019
 Judgment Amt.: \$71,148.94
 Attorney: Emmanuel J. Argentieri, Esq., 52 Newton Ave., Woodbury NJ 08096 856-384-1515
 ALL the right, title, interest and claim of: Anthony F. Bauer & Christina M. Bauer of in and to:
 Township of East Huntingdon; 213 Bauer Lane, Scottdale, PA 15683; 2.9393; Single Family Dwelling; DEED INSTRUMENT # 200210030063978
 TAX MAP# 47-12-00-0-268

4.
 Property of: Gwendolyn A. Lehneke a/k/a Gwen A. Leheneke and James D. Lehneke Jr.
 Execution No.: 127 of 2020
 Judgment Amt.: \$83,605.91

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: Gwendolyn A. Lehneke a/k/a Gwen A. Leheneke and James D. Lehneke Jr. of in and to:
 HempfieldHempfield; 821 Hunker Lumber Road, Hunker, PA 15639; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201705160015930
 TAX MAP# 50-40-00-0-013

5.
 Property of: Glenn D. Charles, deceased and Frances C. Charles, Deceased
 Execution No.: 01524 of 2020
 Judgment Amt.: \$99,097.99
 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: Glenn D. Charles, deceased and Frances C. Charles, deceased of in and to:
 Hempfield Township; 104 Trouttown Road, Hunker, a/k/a RD#1, Box 542, Hunker PA 15639; 2; 0.00; Residential; DBV 2328/587 (or) INSTRUMENT#: 179907170686900
 TAX MAP# 50-37-07-0-067

6.
 Property of: MICHAEL A. FABIAN and DENISE R. FABIAN
 Execution No.: 20CJ04437
 Judgment Amt.: \$83,945.56
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
 ALL the right, title, interest and claim of: MICHAEL A. FABIAN and DENISE R. FABIAN of in and to:
 Derry Township; 509 South Summit Street Derry, PA 15627 509 Summit St Derry, PA 15627 509 Summit Street Derry, PA 15627 509 Summit St Derry, PA 15627 509 Summit St Derry, PA 15627; LOT 73 PT LOT 74 HSE; A RESIDENTIAL DWELLING; Book Volume 2571 Page 241
 TAX MAP# 45-42-01-0-209

7.
 Property of: Dante A. Mangery and Kristene M. Mangery
 Execution No.: 21CJ04113
 Judgment Amt.: \$326,762.81

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: Dante A. Mangery of in and to:

Township of Bell; 112 Lindy Lane, Saltsburg, PA 15681; Residential Dwelling; DEED INSTRUMENT #: 200804280017442

TAX MAP# 43-12-00-0-114

8.

Property of: ROBERT W. HENSELL

Execution No.: 22CJ01548

Judgment Amt.: \$181,678.29

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: ROBERT W. HENSELL of in and to:

GREENSBURG, City; 246 HUDSON AVE, GREENSBURG, PA 15601; A RESIDENTIAL DWELLING; 201602290006471

TAX MAP# 10-04-04-0-034

9.

Property of: BRITTANY LOWERY and JUSTIN R. RUFFNER

Execution No.: 22CJ01993

Judgment Amt.: \$123,188.26

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

ALL the right, title, interest and claim of: BRITTANY LOWERY and JUSTIN R. RUFFNER of in and to:

TOWNSHIP OF ST. CLAIR; 610 Olive Street Seward, PA 15954; HSE LOTS 40 41; A RESIDENTIAL DWELLING; INSTRUMENT #202101220002830

TAX MAP# 60 03 04 0 061

10.

Property of: Midus Capital LLC

Execution No.: 2904of2022

Judgment Amt.: \$185,305.58

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

ALL the right, title, interest and claim of: Midus Capital LLC of in and to:

City of Lower Burrell; 320 Donnell Road, Lower Burrell, PA 15068; 127; Residential Dwelling; INSTRUMENT #: 202205100016881

TAX MAP# 17-05-03-0-228

11.

Property of: Alaynah Moore, as heir to Nichelle Gallagher, deceased, Anthony Giannilli, as heir to Nichelle Gallagher, deceased, James Simpson a/k/a Jim Simpson as heir to Nichelle Gallagher, deceased, Mary C. Gallagher, The Unknown Heirs of Nichelle Gallagher, deceased

Execution No.: 3376 of 2022

Judgment Amt.: \$105,928.00

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: Alaynah Moore, as heir to Nichelle Gallagher, deceased, Anthony Giannilli, as heir to Nichelle Gallagher, deceased, James Simpson a/k/a Jim Simpson as heir to Nichelle Gallagher, deceased, Mary C. Gallagher, The Unknown Heirs of Nichelle Gallagher, deceased of in and to:

Latrobe; 121 Irving Avenue, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; 200011280023287

TAX MAP# 15-03-10-0-126

12.

Property of: ROBIN L. SIMS

Execution No.: 22CJ03886

Judgment Amt.: \$141,850.98

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

ALL the right, title, interest and claim of: ROBIN L. SIMS of in and to:

GREENSBURG CITY; 1 MORELAND AVENUE, GREENSBURG, PA 15601; .3890 AC; A RESIDENTIAL DWELLING; BOOK VOLUME: 3472 PAGE: 293

TAX MAP# 10-02-03-0-190

13.

Property of: Melanie A. Seback

Execution No.: 22CI04731

Judgment Amt.: \$87,862.27

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: MELANIE A. SEBACK of in and to:

CITY OF JEANNETTE, COUNTY OF WESTMORELAND; 701 SAINT CLAIR AVE, JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; 201508180028223

TAX MAP# 14-01-12-0-276

14.

Property of: Unknown Surviving Heirs of Merle E. Shearer

Execution No.: 1333 OF 2023

Judgment Amt.: \$130,069.64

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

ALL the right, title, interest and claim of: Unknown Surviving Heirs of Merle E. Shearer of in and to:

Township of Washington; 115 Acadia Lane Apollo, Pennsylvania 15613; Residential Dwelling; Instrument Number: 200904230014437

TAX MAP# 63-03-13-0-084, 63-03-13-0-085, 63-03-13-0-086

15.

Property of: HECTOR W. RIVA AND DENISE L. RIVA

Execution No.: 23CJ02335

Judgment Amt.: \$46,802.97

Attorney: Timothy A. Cirino, Esq., 1325 Franklin Ave, Suite 160, Garden City, NY 11530, (212) 471-5100

ALL the right, title, interest and claim of: HECTOR W. RIVA AND DENISE L. RIVA of in and to:

BOROUGH OF WEST NEWTON; 206 NORTH WATER STREET, WEST NEWTON, PA 15089; .1000 Acres; RESIDENTIAL; DEED INSTRUMENT # 200512210067141

TAX MAP# 39-01-14-0-130

16.

Property of: ALYSSA BRYNER

Execution No.: 2891-2023

Judgment Amt.: \$105,080.96

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: ALYSSA BRYNER of in and to:

BOROUGH OF YOUNGWOOD; 106 N 5TH ST, YOUNGWOOD, PA 15697; 45; A RESIDENTIAL DWELLING; 202009170030228

TAX MAP# 41-01-12-0-139

17.

Property of: Allen Young, solely in his capacity as heir of Nolan Elliott Young, deceased and Jean DeSabato solely in her capacity as heir of Nolan Elliott Young, deceased and

The Unknown Heirs of Nolan Young, deceased

Execution No.: 23CJ03202

Judgment Amt.: \$86,972.93

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: Allen Young, solely in his capacity as heir of Nolan Elliott Young, deceased and Jean DeSabato solely in her capacity as heir of Nolan Elliott Young, deceased and The Unknown Heirs of Nolan Young, deceased of in and to:

Washington; 110 Plum Dr, Apollo, PA 15613-1922; N/A; RESIDENTIAL REAL ESTATE; Instrument # 202301110000671

TAX MAP# 63-11-00-0-309

18.

Property of: Sharon G. Chishko

Execution No.: 3422 of 2023

Judgment Amt.: \$130,606.81

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

ALL the right, title, interest and claim of: Sharon G Chishko of in and to:

Township of Hempfield; 1041 Middletown Road, Greensburg, PA 15601; 0.682; two story frame dwelling; Instrument No. 202103100009518

TAX MAP# 50-26-00-0-080

19.

Property of: HENRY E. THOMAS AND DONNA R. THOMAS, HUSBAND AND WIFE HENRY E. THOMAS IS DECEASED. DATE OF DEATH WAS APRIL 13, 2016 DONNA R. THOMAS IS DECEASED, DATE OF DEATH WAS APRIL 1, 2023

Execution No.: 23CI03635

Judgment Amt.: \$162,867.85

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

ALL the right, title, interest and claim of: JOHN HALL, IN HIS CAPACITY AS HEIR OF DONNA R. THOMAS; VANNA VANCE, IN HER CAPACITY AS HEIR OF DONNA R. THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER DONNA R. THOMAS of in and to:

WEST NEWTON BOROUGH; 204 SOUTH 5TH STREET WEST NEWTON, PA 15089; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200303240022364

TAX MAP# 39-02-02-0-358

21.

Property of: BONNIE JEAN GRUSHECKY

Execution No.: 3934 OF 2023

Judgment Amt.: \$233,922.86

Attorney: ERIN H. CONROY, ESQUIRE, BUCHANAN INGERSOLL & ROONEY PC, UNION TRUST BUILDING, 501 GRANT STREET, SUITE 200, PITTSBURGH, PA 15219-4413, (412) 562-1420

ALL the right, title, interest and claim of: BONNIE JEAN GRUSHECKY (OWNER), UNKNOWN SURVIVING HEIRS OF BONNIE JEAN GRUSHECKY, BRENT GRUSHECKY AND KNOWN SURVIVING HEIR OF BONNIE JEAN GRUSHECKY of in and to:

WEST NEWTOWN; 329 VERNON DRIVE, WEST NEWTON, PA 15089; RESIDENTIAL; DEED INSTRUMENT NO.: 195102230082329, BOOK 1410, PAGE 4; MORTGAGE INSTRUMENT NO: 2007111300535058

TAX MAP# 39-02-01-0-121

22.

Property of: Michael A. Lynch, Jr. and Stephanie A. Lynch

Execution No.: 23CJ04062

Judgment Amt.: \$96,083.99

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

ALL the right, title, interest and claim of: Michael A. Lynch, Jr. and Stephanie A. Lynch of in and to:

Borough of West Newton (formerly Rostraver Township); 314 West Main Street, West Newton, PA 15089; Residential Dwelling; INSTRUMENT #: #200906170023306

TAX MAP# 39-01-13-0-102

23.

Property of: Larry W. Stephens and Kathleen D. Stephens

Execution No.: 23CI04136

Judgment Amt.: \$96,455.88

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

ALL the right, title, interest and claim of: Larry W. Stephens and Kathleen D. Stephens of in and to:

City of Latrobe, formerly Borough of Latrobe; 325 Fairmont Street, Latrobe, PA 15650; Residential Dwelling; INSTRUMENT #: 200706150027728

TAX MAP# 15-03-10-0-334

24.

Property of: Gerald A. Higgins and Mary Ellen Higgins

Execution No.: 23CJ04424

Judgment Amt.: \$72,173.78

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: Gerald A. Higgins and Mary Ellen Higgins of in and to:

City of Greensburg; 75 South Hamilton Avenue, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201903010005646

TAX MAP# 10-04-02-0-178

25.

Property of: Jeremiah S. Wells

Execution No.: 4434 of 2023

Judgment Amt.: \$73,477.81

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

ALL the right, title, interest and claim of: Jeremiah S. Wells of in and to:

City of New Kensington; 409 Freeport Road, New Kensington, PA 15068; N/A; A Dwelling; Instrument No. 201507300025555

TAX MAP# 24-03-12-0-360

26.

Property of: Brianna N. Kelly

Execution No.: 4580 of 2023

Judgment Amt.: \$64,938.25

Attorney: Gary W. Darr, Esquire, McGrath McCall, P.C., Four Gateway Center, Suite 1340, 444 Liberty Avenue, Pittsburgh, PA 15222

ALL the right, title, interest and claim of: Brianna N. Kelly of in and to:

City of New Kensington; 636 Kimball Avenue, New Kensington, PA 15068; Having thereon erected a dwelling commonly known as 636 Kimball Avenue, New Kensington, PA 15068; 201906280018703

TAX MAP# 24-03-08-0-178

27.

Property of: STEPHEN C. SOPKO

Execution No.: 23CJ04895

Judgment Amt.: \$109,838.73

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

ALL the right, title, interest and claim of: STEPHEN C. SOPKO of in and to:

Lower Burrell City; 111 Eastern Drive Lower Burrell AKA New Kensington, PA 15068; HOUSE LOT 1 SEC F; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201607280024004

TAX MAP# 17-03-15-0-270

28.

Property of: Addie Chicola a/k/a Adelaide Chicola

Execution No.: 23CJ04962

Judgment Amt.: \$211,327.15

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

ALL the right, title, interest and claim of: Addie Chicola a/k/a Adelaide Chicola of in and to:

Ligonier Township; 106 Long Bridge Road, Ligonier, PA 15658; Residential Dwelling; INSTRUMENT #: 200609050043590

TAX MAP# 51-09-10-0-020

30.

Property of: PAUL JOSEPH RIGGLE AND NANCY JANE RIGGLE, HUSBAND AND WIFE PAUL JOSEPH RIGGLE IS DECEASED, DATE OF DEATH WAS MAY 28, 2019

Execution No.: 23CJ05124

Judgment Amt.: \$119,195.21

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, NICOLE RIZZO, ESQUIRE ID NO. 332712- CIERRA MENDEZ, ESQUIRE PA ID NO. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: NANCY JANE RIGGLE of in and to:

WASHINGTON TOWNSHIP; 237 BEAVER RUN ROAD APOLLO, PA 15613; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200408250051546 DBV 405 PG#1546

TAX MAP# 63-08-00-0-248

31.

Property of: Jimi McCloy

Execution No.: 24CJ00030

Judgment Amt.: \$75,982.34

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

ALL the right, title, interest and claim of: Jimi McCloy of in and to:

Township of Mt. Pleasant; 228 East Main Street, Mount Pleasant, PA 15666; Residential Dwelling; INSTRUMENT #: 200807230031024

TAX MAP# 53-20-04-0-259

32.

Property of: Kelly Husak and Julia Jubas

Execution No.: 188 of 2024

Judgment Amt.: \$151,902.12

Attorney: Richard W. Schimizzi, Esquire, Schimizzi Law, LLC, 35 West Pittsburgh Street, Greensburg, PA 15601, 724-838-9722

ALL the right, title, interest and claim of: Kelly Husak and Julia Jubas of in and to:

Parcel A in the Starrett Subdivision Plan No. 2; Ligonier Township; 502 Springfield Lane, Ligonier, PA 15658; 0.7335; A residential Dwelling; Instrument # 202307200018266

TAX MAP# 51-18-00-0-332

33.

Property of: Valerie D. Simpson and Kenneth R. Simpson

Execution No.: 24CI00260

Judgment Amt.: \$72,054.52

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: VALERIE D. SIMPSON AND KENNETH R. SIMPSON of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 13259 LINCOLN WAY, NORTH HUNTINGDON, PA 15642; A RESIDENTIAL DWELLING; 200706200028776

TAX MAP# 54-06-15-0-034

34.

Property of: Emily A. Smalich

Execution No.: 300 of 2024

Judgment Amt.: \$146,453.42

Attorney: Kevin J. Petak, Esquire/Spence, Custer, Saylor, Wolfe & Rose, 1067 Menoher Boulevard, Johnstown, PA 15905, (814) 536.0735

ALL the right, title, interest and claim of: Emily A. Smalich of in and to:

South Huntingdon Township; 442 Turkeytown Road, West Newton, PA 15089; 6.5 acres; house & building; DEED INSTRUMENT # 202102250007569

TAX MAP# 59-06-00-0-077 UPI No. 59-00879

35.

Property of: Krysta D. Roberts and Joshua A. Roberts, wife and husband

Execution No.: 24CJ00521

Judgment Amt.: \$106,861.73

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Krysta D. Roberts and Joshua A. Roberts, wife and husband of in and to:

Township of Salem; 241 Second Street, Slickville, PA 15684; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201702090004655

TAX MAP# 57-02-13-0-063

36.

Property of: BARBARA JANE ANDERSON

Execution No.: 24CJ00545

Judgment Amt.: \$139,682.88

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC – Attorneys for Plaintiff, Cierra Mendez, Esquire ID No. 334198, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: BARBARA JANE ANDERSON of in and to:

NORTH HUNTINGDON TOWNSHIP; 13208 RIDGE ROAD NORTH HUNTINGDON, PA 15642; N/A; A RESIDENTIAL DWELLING; DBV 1993 PG#86

TAX MAP# 54-10-03-0-081

37.

Property of: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company

Execution No.: 24CJ00553

Judgment Amt.: \$63,914.12

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Joy Property Investments, LLC, a Pennsylvania Limited Liability Company of in and to:

City of Jeannette; 515 Lowry Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-03-04-0-307

38.

Property of: Donald F. Krinock, Jr.

Execution No.: 24CJ00676

Judgment Amt.: \$34,853.37

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

ALL the right, title, interest and claim of: Donald F. Krinock, Jr. of in and to:

Derry Borough; 232 West 3rd Street, Derry, PA 15627; Residential Dwelling; INSTRUMENT #: 201304230015641

TAX MAP# 06-01-09-0-174

39.

Property of: Deborah A. Rogers

Execution No.: 24CJ00681

Judgment Amt.: \$49,288.67

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

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

Borough of North Belle Vernon; 123 Pearl Street, Belle Vernon, Pennsylvania 15012; 26-01-12-0-042; 0.00; Residential property. INSTRUMENT # 201411070036381

TAX MAP# Block Lot - Parcel 26-01-12-0-042

40.

Property of: TIMOTHY SANFORD and HILARY A. SANFORD

Execution No.: 24CJ00691

Judgment Amt.: \$63,295.72

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

ALL the right, title, interest and claim of: TIMOTHY SANFORD and HILARY A. SANFORD of in and to:

City of New Kensington; 544 Longvue Drive New Kensington, PA 15068; HSE AND LOT 81; A RESIDENTIAL DWELLING; INSTRUMENT #201605270016476

TAX MAP# 24-06-01-0-358

41.

Property of: Estate of Jonathan A. Donaldson and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Jonathan A. Donaldson, Deceased

Execution No.: 24CJ00750

Judgment Amt.: \$48,310.08

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

ALL the right, title, interest and claim of: Estate of Jonathan A. Donaldson and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Jonathan A. Donaldson, Deceased of in and to:

Borough of West Newton; 413 South 5th Street, West Newton, PA 15089; 4,796 Square Feet; A Residential Dwelling; DEED INSTRUMENT # 201804120010877

TAX MAP# 39-02-06-0-029

42.

Property of: Edward J. Rodgers, Jr.

Execution No.: 24CJ00759

Judgment Amt.: \$17,110.79

Attorney: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Edward J. Rodgers, Jr. of in and to:

Township of Donegal; 146 Roaring Run Road AKA 138 Rodgers Hideaway, AKA 140 Rodgers Hideaway, AKA 144 Rodgers Hideaway, Champion, PA 15622; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200907160028406

TAX MAP# 46-21-00-0-011

43.

Property of: Ralph T. Wesling, Jr. a/k/a Ralph T. Wesling

Execution No.: 1027 of 2024

Judgment Amt.: \$47,540.51

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

ALL the right, title, interest and claim of: Ralph T. Wesling, Jr. a/k/a Ralph T. Wesling of in and to:

City of Greensburg; 333 College Avenue, Greensburg, PA 15601; 4,760 square feet; Residential property. DBV 2463 PG# 304

TAX MAP# 10-02-15-0-010

44.

Property of: Felicia A. Jesus

Execution No.: 24CJ01068

Judgment Amt.: \$52,449.86

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

ALL the right, title, interest and claim of: Felicia A. Jesus of in and to:

City of Monessen; 924 Dennis Avenue, Monessen, PA 15062; Residential Dwelling; INSTRUMENT #: 2005060022125

TAX MAP# 20-02-10-0-030

45.

Property of: MARCO CICCHINELLI

Execution No.: 24CJ01163

Judgment Amt.: \$155,775.39

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

ALL the right, title, interest and claim of: MARCO CICCHINELLI of in and to:

Township of Lower Burrell; 200 Paul Drive Lower Burrell, PA 15068; HSE LOT 49; A RESIDENTIAL DWELLING; INSTRUMENT #202304210009607

TAX MAP# 17-03-09-0-052

46.

Property of: Jaymie C. Turack and Michelle L. Turack

Execution No.: 1170 OF 2024

Judgment Amt.: \$139,865.61

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: JAYMIE C. TURACK AND MICHELLE L. TURACK of in and to:

DERRY TOWNSHIP; 33 BRINKER ST, LATROBE, PA 15650; A RESIDENTIAL DWELLING; 200511030058363

TAX MAP# 45-40-12-0-144

47.

Property of: KAYLA MARIE BEATTY

Execution No.: 24CJ01226

Judgment Amt.: \$112,638.38

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

ALL the right, title, interest and claim of: KAYLA MARIE BEATTY of in and to:

City of Jeannette; 414 South 6th Street Jeannette, PA 15644; LOT 414 HSE; A RESIDENTIAL DWELLING; INSTRUMENT #202112060050485

TAX MAP# 14-01-16-3-001

48.

Property of: CHRISTINE ANDREW MILLER
A/K/A CHRISTINE MILLER;
FREDERICK GARBER MILLER
A/K/A FREDERICK G. MILLER

Execution No.: 24CJ01271

Judgment Amt.: \$109,525.10

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

ALL the right, title, interest and claim of: CHRISTINE ANDREW MILLER A/K/A CHRISTINE MILLER; FREDERICK GARBER MILLER A/K/A FREDERICK G. MILLER of in and to:

WASHINGTON TOWNSHIP; 137 SIEBERT LANE APOLLO, PA 15613; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200308110064918

TAX MAP# 63-11-00-0-330

49.

Property of: Joseph M. Tretter and Sandra M. Tretter

Execution No.: 24CJ01279

Judgment Amt.: \$54,016.18

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

ALL the right, title, interest and claim of: Joseph M. Tretter and Sandra M. Tretter of in and to:

City (Formerly Borough) of Arnold; 1614 Kenneth Avenue, New Kensington, PA, 15068; 3,600 Square Feet; A Residential Dwelling; DEED INSTRUMENT # 200407210043905

TAX MAP# 02-02-07-0-687

50.

Property of: Dolores M. Arendas a/k/a Dolores Mae Arendas and Thomas William Arendas a/k/a Thomas W. Arendas

Execution No.: 24CJ01331

Judgment Amt.: \$26,672.02

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: Dolores M. Arendas a/k/a Dolores Mae Arendas of in and to:

Township of Hempfield; 3 Alta Vita Drive Unit 701 a/k/a 701 Alta Vita Drive Unit 701, Greensburg, PA 15601; Residential Dwelling; DEED INSTRUMENT #: 201708170027855

TAX MAP# 50-22-15-0-106

51.

Property of: Brittany J. Snyder

Execution No.: 24CJ01377

Judgment Amt.: \$102,785.95

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: BRITTANY J. SNYDER of in and to:

BOROUGH OF YOUNGWOOD; 215 N 4TH STREET, YOUNGWOOD, PA 15697; 33; A RESIDENTIAL DWELLING; 201707030021775

TAX MAP# 41-01-12-0-125

52.

Property of: Deborah Lynn Smith

Execution No.: 1440 of 2024

Judgment Amt.: \$28,000.39

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

ALL the right, title, interest and claim of: Deborah Lynn Smith of in and to:

Borough of Vandergrift; 923 1/2 Cooper Street, Vandergrift, PA 15690; Residential property. INSTRUMENT #: 200412270075379

TAX MAP# 37-01-09-0-755

53.

Property of: JAMES W. DOWDEN

Execution No.: 24CJ01469

Judgment Amt.: \$65,927.54

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

ALL the right, title, interest and claim of: JAMES W. DOWDEN of in and to:

LATROBE CITY; 26 MILLER ST LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #201203220011545

TAX MAP# 15-03-05-0-200

54.

Property of: Gregory DeMarrais and Kathleen DeMarrais

Execution No.: 1501 of 2024

Judgment Amt.: \$109,694.31

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: GREGORY DEMARRAIS AND KATHLEEN DEMARRAIS of in and to:

TOWNSHIP OF HEMPFIELD; 1504 HUNT CLUB DR, GREENSBURG, PA 15601; A RESIDENTIAL DWELLING; 201411200037786

TAX MAP# 50-20-04-0-087

55.

Property of: Matthew Layman
Execution No.: 24CJ01796
Judgment Amt.: \$282,671.12
Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053
ALL the right, title, interest and claim of: Matthew Layman of in and to:
Unity Township; 104 Solomon Temple Road, Latrobe, Pennsylvania 15650; 61-28-00-0-013; 1.20; Residential property. INSTRUMENT # 202208290030631
TAX MAP# 61-28-00-0-013

57.

Property of: Cheryl A. Oshnock
Execution No.: 24CJ01941
Judgment Amt.: \$101,760.96
Attorney: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053
ALL the right, title, interest and claim of: Cheryl A. Oshnock of in and to:
Hempfield Township; 8253 Route 819 , Greensburg, Pennsylvania 15601; 50-33-00-0-094; 1.30; Residential property. INSTRUMENT # 201205140019696
TAX MAP# 50-33-00-0-094

58.

Property of: Nicholas Paul McKnight
Execution No.: 24CJ02062
Judgment Amt.: \$194,546.38
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: Nicholas Paul McKnight of in and to:
Township of Hempfield; 119 Sheffield Drive, Irwin, PA 15642; Residential Dwelling; DEED INSTRUMENT #: 202107020027315
TAX MAP# 50-18-03-0-241

59.

Property of: KRYSTLE L. ZOWACKI
Execution No.: 24CJ02084
Judgment Amt.: \$105,540.90
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: KRYSTLE L. ZOWACKI of in and to:
Borough of West Newton; 313 Pittsburgh Street West Newton, PA 15089; PT LOT 40, HSE; A RESIDENTIAL DWELLING; Instrument #202103040008593
TAX MAP# 32-02-01-0-154

60.

Property of: ANDREA M. JOHNSON
Execution No.: 24CJ02139
Judgment Amt.: \$143,243.85
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: ANDREA M. JOHNSON of in and to:
Borough of Trafford; 518 Inwood Road Trafford, PA 15085; HOUSE & LOT 38; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #202107090028205
TAX MAP# 36-03-04-0-153

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

13/20/27 Sep

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