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DECEDENTS' ESTATE NOTICES

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

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

FIRST PUBLICATION

ANGELO LOUIS BAZZO, JR., a/d, ANGELO L. BAZZO, JR., a/d, ANGELO LOUIS BAZZO, late of Sewickley Township, Westmoreland County, PA
Exr.: Blaize Bazzo
10869 Guffy Rillton Road
Rillton, PA 15678
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

BARRY A. BOOKER, late of East Huntingdon Township, Westmoreland County, PA
Admr.: Russell L. Booker
119 Berkshire Avenue
Somerset, PA 15501
Atty.: Marilyn M. Gaut

KATHRYN S. CHAPMAN, a/d, KATHRYN L. CHAPMAN, late of Penn Township, Westmoreland County, PA
Exrx. & Atty.: Allisha S. Leatherwood
Box 272, 2366 Golden Mile Hwy.
Pittsburgh, PA 15239

JOHN THOMAS CHURMA, late of North Huntingdon Township, Westmoreland County, PA
Exrx.: Audrey Marie Churma
12921 Redstone Drive, Apt. 107
North Huntingdon, PA 15642
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

MARY ELLEN CLINE, late of the City of Latrobe, Westmoreland County, PA
Exrx.: Barbara S. Waxenfeler
1534 Parkwood Pointe Dr.
Crescent, PA 15046

DEAN A. COUCH, late of Ligonier Township, Westmoreland County, PA
Exr.: Michael A. Couch
920 Woodland Road
Pittsburgh, PA 15237
Atty.: J. Dustin Barr
Law Office of J. Dustin Barr, LLC

C. SUZANNE DEMOISE, a/d, CATHERINE SUZANNE DEMOISE, late of Unity Township, Westmoreland County, PA

Exr.: Thomas E. DeMoise, Jr.
139 Kintigh Lane
Greensburg, PA 15601
Atty.: Eric E. Bononi
Bononi & Company

VICTOR M FOSCHIA, late of Unity Township, Westmoreland County, PA

Admrx. c.t.a.: Lillian Chapin
7730 West 81st Street
Playa Del Rey, CA 90293
Atty.: Eric E. Bononi
Bononi & Company, P.C.

DAVID G. GARLETTS, late of Mount Pleasant Borough, Westmoreland County, PA

Admrx.: Janie F. Garlick
314 Washington Street
Mt. Pleasant, PA 15666
Atty.: Patrick C. McDaniel
50 East Main Street
Uniontown, PA 15401

CHRISTOPHER P. GEORGE, a/d, CHRISTOPHER GEORGE, late of Washington Township, Westmoreland County, PA

Exr.: Charles Peter George
1667 Washington Rd.
Apollo, PA 15613
Atty.: Samuel R. Coury

JACQUELINE L. HOKE, late of Mount Pleasant Township, Westmoreland County, PA

Exrx.: Patricia Briner
2005 Miller Road, P. O. Box 145
Acme, PA 15610
Atty.: Alexander C. Boose
Carolann A. Young & Associates
530 North Center Avenue, P. O. Box 344
Somerset, PA 15501

BERTHA MAY KATONKA, a/d, BIRDIE KATONKA, late of Hempfield Township, Westmoreland County, PA

Admr.: Robert Allen Katonka
2506 Suffolk St
Grapeville, PA 15634

PAUL KEPCHIA, late of Hempfield Township, Westmoreland County, PA

Admrx.: Lorraine Poletini
578 Westminster Dr.
Irwin, PA 15642

DENNIS L. KUNKLE, a/d, DENNIS KUNKLE, a/d, DENNIS L. KUNKLE, SR., late of South Greensburg Borough, Westmoreland County, PA

Admr.: D. Lee Kunkle, Jr.
290 S. Greengate Road
Greensburg, PA 15601
Atty.: James N. Falcon

PEGGY ANN LIPINSKI, a/d, PEGGY A. LIPINSKI, late of Derry Township, Westmoreland County, PA

Exrs.: Cheryl A. Bauer
36 Westfield Avenue
Pittsburgh, PA 15229
Timothy M Spicher
2048 Renwick Drive
Poland, OH 44514
Atty.: Dwayne E Ross
Reeves and Ross

HELEN M. MARHEFKA, a/d, HELEN MAE MARHEFKA, late of Scottdale Borough, Westmoreland County, PA

Exr. & Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law
412 Main Street
Irwin, PA 15642

DELORES C. MELLINGER, late of Sewickley Township, Westmoreland County, PA

Exrcs.: Dawn S. Cucchi
275 Maple Street
Fillton, PA 15678
Candance J. Shirey
412 B. S Shenandoah Drive
Latrobe, PA 15650
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

RONALD JAMES MOMEYER, a/d, RONALD J. MOMEYER, late of Hempfield Township, Westmoreland County, PA

Exrx.: Laura A. Momeyer
2491 Skidmore Road
Greensburg, PA 15601
Atty.: David K Lucas
David K. Lucas & Associates, PLLC

KAREN F. NAGY, a/d, KAREN NAGY, late of Allegheny Township, Westmoreland County, PA

Exr.: Charles E. Moore
217 Hulton Road
New Kensington, PA 15068
Atty.: James R. Antoniono
DeBernardo Antoniono McCabe & Davis, P. C.

ELAINE CONSTANCE PAULICE, a/d, ELAINE C. PAULICE, a/d, ELAINE PAULICE, late of the City of Lower Burrell, Westmoreland County, PA

Admr.: Gerald A. Paulice
3048 Mintwood Dr.
Lower Burrell, PA 15068
Atty.: Samuel R. Coury

HELEN R. PAULICK, late of the Municipality of Murrysville, Westmoreland County, PA

Exr.: David G. Donaldson
2578 Linda Drive
Murrysville, PA 15668
Atty.: Molly M. Creenan
Creenan & Baczkowski, PC
3907 Old William Penn Highway, 3rd Floor
Murrysville, PA 15668

RICHARD A. PLATT, SR., late of Hempfield Township,
Westmoreland County, PA
Admr. c.t.a.: Richard A. Platt, Jr.
314 Blackheath Drive
Pittsburgh, PA 15205
Atty.: James R. Fenchel II
Fenchel Law Offices
472 Constitution Blvd.
New Brighton, PA 15066

NANCY C. POTOCHNIK, late of Penn Township,
Westmoreland County, PA
Exr.: Michael A. Kachman
9402 Stantonsburg Road
Walstonburg, NC 27888
Atty.: Molly M. Greenan
Greenan & Baczkowski, PC
3907 Old William Penn Highway, 3rd Floor
Murrysville, PA 15668

ROSS SCALZO, late of the City of Jeannette, Westmoreland
County, PA
Exr.: Michael Scalzo
400 Summit Avenue
Jeannette, PA 15644
Atty.: Timothy Paul Dawson
Law Office of Timothy P. Dawson

CAROLYN M. SHAFFER, late of Hempfield Township,
Westmoreland County, PA
Admr.: Randy W. Shaffer
266 Lakeview Drive
Jeannette, PA 15644
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

MAXINE A. SMITH, late of South Huntingdon Township,
Westmoreland County, PA
Exrx.: Sandra D. Blawas
25 Valley Vue Drive
Irwin, PA 15642
Atty.: Scott P. Magnuson
2651 Monroeville Boulevard, Suite 101
Monroeville, PA 15146

GRACE E. SPECHT, a/d, GRACE ELIZABETH SPECHT,
late of Mount Pleasant Township, Westmoreland County,
PA
Exr.: Dennis J. Specht
104 Beacon Road
Mt. Pleasant, PA 15666
Atty.: E. David Harr

KATHLEEN SULLIVAN, late of Bell Township, Westmoreland
County, PA
Exr.: Paul G. Sullivan
950 Hatcher Lane
Saltsburg, PA 15681

PAULINE M. THOMAS, late of South Greensburg Borough,
Westmoreland County, PA
Exrx.: Gloria Compton
342 E Church St
Ligonier, PA 15658
Atty.: Eric E. Bononi
Bononi & Co

GARY M. VENTURA, late of Hempfield Township,
Westmoreland County, PA
Exrx.: Meredith McCandless
7915 Delmont Station Rd.
Severn, MD 21144

DONNA E. VESHOSKY, a/d, DONNA EILEEN VESHOSKY,
late of the City of Greensburg, Westmoreland County, PA
Admr.: Robert T. Veshosky
146 Tartan Drive
Greensburg, PA 15601
Atty.: Leslie J. Mlakar
Avolio Law Group, LLC

COMETTA VINCENZES, late of Rostraver Township,
Westmoreland County, PA
Exrs.: Philip James Vincenzes, Jr.
7800 Hill House Court
Fairfax Station, VA 22039
Mark David Vincenzes
14726 Pennshire Drive
Haymarket, VA 20169
Atty.: Mark E. Ramsier

PHILIP C. VOGEL, SR., late of Unity Township,
Westmoreland County, PA
Admrs.: Philip C. Vogel, II
145 Irwin Ave
Houston, PA 15342
Christian P. Vogel
2 Jeanette St.
Pittsburgh, PA 15211

MARGY B. WARD, a/d, MARGY WARD, late of Ligonier
Township, Westmoreland County, PA
Exr.: Patrick R. Wallace
758 Laurel Drive
Ligonier, PA 15658
Atty.: George V. Welty
Welty & Welty LLP

BETTY JEAN WELSCH, a/d, BETTY J. WELSCH, late of
Hempfield Township, Westmoreland County, PA
Exr.: Roxanne C. Anson
537 New Market Drive
Greensburg, PA 15601
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

SHERROW W WINGROVE, late of Mount Pleasant
Borough, Westmoreland County, PA
Admrx.: Stacy Lynn Momyer
158 Momyer Road
Smithton, PA 15479
Atty.: Francis R Murrman

SECOND PUBLICATION

ANGELO G. BRUNI SR, late of the City of New Kensington,
Westmoreland County, PA
Exr.: Angelo G. Bruni, Jr.
456 Fourth Avenue
New Kensington, PA 15068
Atty.: Richard A. Bruni

LINDA LEE CROOKSTON, late of North Huntingdon
Township, Westmoreland County, PA
Exr.: Matthew J. Crookston Sr.
241 Air Shaft Road
Apollo, PA 15613
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

NORMA R. ELIAS, late of the City of New Kensington,
Westmoreland County, PA
Exr.: George J. Elias, Jr.
335 Jefferson Dr.
Pittsburgh, PA 15228
Atty.: Raymond W. Bitar, Sr.
Bitar & Bitar LLP

WADE W. FENTON, a/d, WADE FENTON, late of East
Huntingdon Township, Westmoreland County, PA
Exrx.: Susan L. Dye
205 Fenton Road
Mt. Pleasant, PA 15666
Atty.: Paul E Toohey

MARGARET GAMRAT, late of North Huntingdon Township,
Westmoreland County, PA
Exrx.: Alberta Mamrose
2045 Greensburg Pike
West Newton, PA 15089
Atty.: Linda C. Plum
1714 Lincoln Way
White Oak, PA 15131

DONALD HUTCHINSON, a/d, DONALD L. HUTCHINSON,
a/d, DONALD LEE HUTCHINSON, late of Ligonier
Township, Westmoreland County, PA
Exrx.: Peggy A. Delancey
P.O. Box 217
Acme, PA 15610
Atty.: Jessica L. Rafferty
QuatriniRafferty, PC

GERIK M. JENCO, late of North Huntingdon Township,
Westmoreland County, PA
Exr.: Garen M. Jenco
2646 Sleepy Hollow Drive
State College, PA 16087
Atty.: Donald C. Fetzko
714 Lebanon Road
West Mifflin, PA 15122

FRANCES A. LANG, a/d, FRANCES ANN LANG, a/d,
FRANCES LANG, late of the City of Lower Burrell,
Westmoreland County, PA
Exrx.: Geraldine D. Rossi
2920 Edgecliff Rd.
Lower Burrell, PA 15068
Atty.: Samuel R. Coury

EDITHE M. LYONS, a/d, EDITHE LYONS, late of the City of
Lower Burrell, Westmoreland County, PA
Exr. & Atty.: James Irwin
3058 Leechburg Road, Suites 10 & 11
Lower Burrell, PA 15068

ELLEN FAYE MULLEN, a/d, ELLEN F. MULLEN, late of
Delaware County, OH
Exrx.: Janet E. Conroy
414 North Washington Street
Delaware, OH 43015
Atty.: L. Christian DeDiana

JOHN E. MYERS, a/d, JOHN MYERS, late of North
Huntingdon Township, Westmoreland County, PA
Admr.: Joseph Pici
2688 Ipnar Road
Irwin, PA 15642
Atty.: Christina M. Pici
Markovitz & Germinaro
1001 East Entry Drive
Pittsburgh, PA 15216

MILDRED J. PASTOR, late of Penn Township,
Westmoreland County, PA
Exrx.: Sheryl P. Kozlowski
502 Diehl Drive
McKeesport, PA 15132
Atty.: Tyler J. Jones
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JAMES MICHAEL PEELER, late of Unity Township,
Westmoreland County, PA
Admr.: Darren Forrest Peeler
511 N. 2nd Street
Jeannette, PA 15644
Atty.: Corey J. Sacca
Bononi & Company, P.C.

ANTHONY F. PROCACINA, a/d, ANTHONY F. PROCACINA,
SR., late of Sewickley Township, Westmoreland County,
PA
Exr.: Jon Jay Procacina
288 Highberger Road
Herminie, PA 15637
Atty.: Daniel P. Beisler
41 Robbins Station Road
North Huntingdon, PA 15642

AGNES RASPOJNIK, a/d, AGNES E. RASPOJNIK, late of
North Huntingdon Township, Westmoreland County, PA
Exr.: Victor Raspoznik
225 Kunkle Road
North Huntingdon, PA 15642
Atty.: William F. Caruthers II
Caruthers & Caruthers, P.C.

PAUL D. ROHRER, a/d, PAUL DEAN ROHRER, late of
Derry Township, Westmoreland County, PA
Exr.: Dennis B. Rafferty
1600 Lincoln Avenue
Latrobe, PA 15650
Atty.: Jessica L. Rafferty

JAMES PAUL SASSO, late of Madison Borough,
Westmoreland County, PA
Admr.: Susan Sasso
PO Box 117, 111 Hopeland Lane
Madison, PA 15663

CLAUDIA M. SCAVO, late of Oklahoma Borough,
Westmoreland County, PA
Exr.: Joseph H. Grove
230 Sunrise Dr.
Irwin, PA 15642

LINDA A. SEVER, late of Sewickley Township,
Westmoreland County, PA
Exrx.: Jean M. Bacha
P.O. Box 144, 228 Sherman Street
Hutchinson, PA 15640
Atty.: Peter P. Cherellia

DANIEL GLENN SMITH, a/d, DANIEL G. SMITH, late of
Warren County, VA
Admr.: Daniel G. Smith, III
177 Chestnut Ridge Road
Latrobe, PA 15650
Atty.: Matthew R. Schimizzi
Schimizzi Law, LLC

DONNA K. SWARNEY, a/d, DONNA KAY SWARNEY, late of
Saint Clair Township, Westmoreland County, PA
Exr.: John D. Swarney
321 Spackman St.
Seward, PA 15954

DANIEL L. THOMAS JR., late of Hempfield Township,
Westmoreland County, PA
Exrx.: Carol A. Thomas
145 Cribb Station Road
Greensburg, PA 15601
Atty.: Tyler J. Jones
Petrillo Jones, LLC, Attorneys At Law

DONALD C. WERRY, late of Mount Pleasant Township,
Westmoreland County, PA
Admr.: Tammie M. Povlik
332 Boy Scout Rd
Smithton, PA 15479

PATRICIA A. WERRY, late of Mount Pleasant Township,
Westmoreland County, PA
Admr.: Tammie M. Povlik
332 Boy Scout Rd
Smithton, PA 15479

MARY ANN WITUCKI, a/d, MARY ANN M. WITUCKI, late of the Municipality of Murrysville, Westmoreland County, PA
 Admr.: Judith E. Witucki
 425 1/2 Market Street
 Leechburg, PA 15656
 Atty.: Larry D. Loperfito
 Geary, Loperfito & Generelli, LLC

THIRD PUBLICATION

ANTHONY ARGIRAKIS, late of the City of Monessen, Westmoreland County, PA
 Exrs.: Anthony S. Argirakis
 106 Marco Drive
 Rostraver Township, PA 15012
 Laura L. Karpiak
 33 Walnut Ridge Road
 Charleroi, PA 15022
 Atty.: C. Christopher Hasson
 C. Christopher Hasson, P.C.
 70 E. Wheeling Street, Suite 1
 Washington, PA 15301

JOHN C. BRADY, late of North Huntingdon Township, Westmoreland County, PA
 Admr.: Elizabeth Brady
 100 Lamont Dr.
 Irwin, PA 15642

JOHN G. BROSNIK, late of Unity Township, Westmoreland County, PA
 Admr.: Thomas Brosnick
 12199 Roth Drive
 North Huntingdon, PA 15642
 Atty.: Maureen Kroll
 Maureen Kroll RNMND, PC

DAVID L. BURGHARD, late of the Municipality of Murrysville, Westmoreland County, PA
 Exrx.: MaryAnn B. Burghard
 4205 Hilty Road
 Export, PA 15632
 Atty.: Gary Kalmeyer
 410 Rodi Road
 Pittsburgh, PA 15235

WILLIAM CALLAHAN, late of the City of Lower Burrell, Westmoreland County, PA
 Exrx.: Judith Callahan
 33 Elena Avenue
 Lower Burrell, PA 15068
 Atty.: Richard A. Bruni

THEODORE S.J. DAVI, late of the City of Greensburg, Westmoreland County, PA
 Exrx.: Joan L. Davi
 2200 Old Quacco Road, Apt.#4109
 Pooler, GA 31322-0640
 Atty.: Rosalind Karlin
 Law Office of Rosalind Karlin
 7848 Old York Road, Suite 200
 Elkins Park, PA 19027

ELSIE BLANCHE ELLIOTT, late of New Alexandria Borough, Westmoreland County, PA
 Exr.: Keith A. Elliott
 8508 Route 22
 New Alexandria, PA 15670
 Atty.: Donald C Rega
 Latrobe Law Associates, LLC
 206 Weldon Street
 Latrobe, PA 15650

JANET LOUISE GAGEN, a/d, JANET L. GAGEN, a/d, JANET GAGEN, late of Oklahoma Borough, Westmoreland County, PA
 Admr.: Jason Gagen
 357 Chestnut Street
 Hyde Park, PA 15641
 Atty.: James R. Antoniono
 DeBernardo Antoniono McCabe & Davis, P. C.

LOWELL T GREENE, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Jennifer L. Graham
 1022 Clay Pike
 North Huntingdon, PA 15642
 Atty.: April M. Schachtner
 Myers Duffy Dansak & Clegg, LLC

DENNIS J. GREENAWALT, late of Mount Pleasant Township, Westmoreland County, PA
 Admr.: Jeannine Greenawalt
 966 Armbrust Hecla Road
 Mount Pleasant, PA 15666
 Atty.: David S. DeRose
 QuatriniRafferty, P.C.

DANIEL LEE HRADESKY, late of the Municipality of Murrysville, Westmoreland County, PA
 Exrx.: Elizabeth Anne Campbell
 225 Apple Hill Drive
 Delmont, PA 15626

MARGARET ROSE HUFFMAN, a/d, MARGARET R. HUFFMAN, a/d, PEGGY HUFFMAN, late of Penn Township, Westmoreland County, PA
 Admr.: Joseph Huffman
 5109 Highbury Grove Ln
 Fuquay-Varina, NC 27526
 Atty.: Marcie J. Solomon
 Block & Associates, LLC
 6514 Wilkins Ave.
 Pittsburgh, PA 15217

MARSHA J. IGNACZAK, a/d, MARSHA JEAN IGNACZAK, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Alaina Marie Jacobs
 11409 Guffey Rilton Road
 North Huntingdon, PA 15642
 Atty.: John Eric Bumbaugh
 Bumbaugh & Nicola

JOHN J. JESKEY, SR., late of Hempfield Township, Westmoreland County, PA
 Admr.: Christine M. Thorsen
 135 Sherwood Drive
 Greensburg, PA 15601
 Atty.: Louis T. Congelio

ALEX A. KISH, JR., late of Southwest Greensburg Borough,
Westmoreland County, PA
Exr. & Atty.: Leslie J. Mlakar
Avolio Law Group, LLC
117 North Main Street
Greensburg, PA 15601

ETHEL KLASSEN, a/d, ETHEL G. KLASSEN, late of North
Huntingdon Township, Westmoreland County, PA
Exr.: Ronald Rodman
3550 Woodcliff Ct
Murrysville, PA 15668

ANNA P. LEONE, a/d, ANNA LEONE, a/d, ANNA PAULINE
LEONE, late of Washington Township, Westmoreland
County, PA
Exrx.: Tina M. Bucci
108 Orchard Street
Apollo, PA 15613
Atty.: Larry D. Loperfito
Geary, Loperfito & Generelli, LLC

ANN C. LUKASIK, late of Penn Township, Westmoreland
County, PA
Exr.: George Soukop
153 Sutherland Rd
Jeannette, PA 15644

JAMES M. MCGOWAN, late of South Huntingdon Township,
Westmoreland County, PA
Admr.: Brian McGowan
15 Center Drive
Monessen, PA 15062
Atty.: Mark E. Ramsier

CHARLOTTE M. MONAHAN, a/d, CHARLOTTE MONAHAN,
a/d, CHARLOTTE MARIE MONAHAN, late of North
Huntingdon Township, Westmoreland County, PA
Exr.: Joseph J. Monahan
13971 Wayne Drive
Irwin, PA 15642
Atty.: Anthony L. Rosner

JOSEPH R. PERHAC, late of the Municipality of Murrysville,
Westmoreland County, PA
Admx.: Joyce E. Perhac
4102 Casta Lina Ct
Murrysville, PA 15668

DAVID A. REGOLI, late of the City of Lower Burrell,
Westmoreland County, PA
Exrx.: Anna M. Regoli
3112 Algonquin Trail
Lower Burrell, PA 15068
Atty.: Larry D. Loperfito
Geary, Loperfito & Generelli, LLC

JOSEPHINE SANDZIMIER, a/d, JOSEPHINE CECELIA
SANDZIMIER, a/d, JOSEPHINE SABBERS, late of East
Huntingdon Township, Westmoreland County, PA
Exrx.: Diane L. Figg
1049 Legend Way
Scottsdale, PA 15683

SAUNDRA MARIE SPRINGER, late of South Huntingdon
Township, Westmoreland County, PA
Admx.: Breanna Thomas
PO Box 33
Yukon, PA 15698
Atty.: Richard C. Mudrick
300 Fallowfield Avenue
Charleroi, PA 15022

KATHIE L. STEPPIC, late of Derry Township, Westmoreland
County, PA
Exrx.: Mila Schall
607 Brinker Street
Latrobe, PA 15650
Atty.: Christina M. Dubosky
Stewart, McArdle, et. al., LLC

MOLLIE WALTENBAUGH, late of Washington Township,
Westmoreland County, PA
Admx.: Lynn Waltenbaugh
324 Peconi Drive
Apollo, PA 15613
Atty.: Molly M. Creenan
Creenan & Baczkowski, PC
3907 Old William Penn Highway, 3rd Floor
Murrysville, PA 15668

LEGAL NOTICES

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 4904 of 2021

In re: Petition of Nathan Black. Sarah Kelly, parents and legal guardians of Callie Kelly for change of name to Callie Black

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 1 day of March, 2022, at 10:30am, as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

21 Jan

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 02, 2021 for **STONE MOUNTAIN RENTAL ENTERPRISE** at 231 Rizzi Drive Irwin, PA 15642. The name and address of each individual interested in the business is Mark Seminatore at 231 Rizzi Drive Irwin, PA 15642. This was filed in accordance with 54 PaC.S. 311.417

21 Jan

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 28, 2021 for **LUKON CONSTRUCTION** at 551 Strawcutter Road, Derry, PA 15627. The name and address of each individual interested in the business is Matthew Lukon at 551 Strawcutter Road, Derry, PA 15627. This was filed in accordance with 54 PaC.S. 311.417

21 Jan

PUBLIC NOTICE

**IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

**IN RE: RYAN MICHAEL
A/K/A RYAN THOMAS MICHAEL**

D.O.B. 8/31/2008

**CHILD OF: Brandon Michael a/k/a
Brandon Thomas Michael a/k/a Brandon
T. Michael a/k/a Michael Brandon a/k/a
Michael T. Branded a/k/a T. Michael a/k/a
Michael Brandon Thomas a/k/a Branded
T. Michael a/k/a Brandon Michel**

NO: 63-21-1204

Take notice that a Petition for Involuntary Termination of Parental Rights of parent, Brandon Michael a/k/a Brandon Thomas Michael a/k/a Brandon T. Michael a/k/a Michael Brandon a/k/a Michael T. Branded a/k/a T. Michael a/k/a Michael Brandon Thomas a/k/a Branded T. Michael a/k/a Brandon Michel, to the minor child, Ryan Michael a/k/a Ryan Thomas Michael, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 10, 2022, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Paige Eisengart, Caseworker
Washington County Children &
Youth Social Service Agency
95 West Beau Street
Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

21 Jan

NOTICE

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

John H. Higgins and Patricia Higgins being Map Number **58-12-00-0-020**, and being located in **Sewickley Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **March 2, 2022**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$4,213.17**, plus costs, which sum is due at the time of the sale.

7/21 Jan

NOTICE

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

Cynthia F. Cesario and Christine A. Anthony being Map Number **17-05-11-0-090**, and being located in **City of Lower Burrell**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **March 1, 2022**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$3,290.71**, plus costs, which sum is due at the time of the sale.

7/21 Jan

NOTICE

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

Monessen, Inc. being Map Number **56-12-00-0-109**, and being located in **Rostraver Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **March 1, 2022**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **11:00 a.m.**, prevailing time, to

the highest bidder for an amount not less than **\$3,594.32**, plus costs, which sum is due at the time of the sale.

7/21 Jan

NOTICE

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

Robin D. Hensel and Melvin D. Hensel, Sr. being Map Number **07-01-14-0-005**, and being located in **Donegal Borough**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **March 1, 2022**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:30 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$2,026.25**, plus costs, which sum is due at the time of the sale.

7/21 Jan

COURT OF COMMON PLEAS
CIVIL DIVISION
WESTMORELAND COUNTY
NO: 19CI01982

Cascade Funding Mortgage Trust HB1
PLAINTIFF
VS.

Kirk Petrill, known Heir of Linda S. Petrill,
deceased

Kelley Petrill a/k/a Kelly Stevey, known Heir
of Linda S. Petrill, deceased

Unknown Heirs, Successors, Assigns, and
All Persons, Firms, or Associations Claiming
Right, Title or Interest from or under Linda S.
Petrill, deceased

DEFENDANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest from or under
Linda S. Petrill, deceased

1035 Route 130
Greensburg, PA 15601

Your house (real estate) at 1035 Route 130, Greensburg, PA 15601 is scheduled to be sold at Sheriff's Sale at 2 North Main Street, Commissioners Meeting Room, Greensburg, PA 15601 on March 7, 2022 at 9:00AM to enforce the court judgment of \$128,860.36 obtained by Cascade Funding Mortgage Trust HB1 against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Cascade Funding Mortgage Trust HB1 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: 610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724-830-3822.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Westmoreland County Bar Association
Lawyer Referral Service
P.O. Box 565
Greensburg, PA 15601
724-834-8490

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

19-061960

ALL THAT CERTAIN piece or parcel of land situate in the Township of Hempfield, County of Westmoreland, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Easterly line of the public road known as T.R. 130, at corner of lands now or formerly of Nicholas Pacienza;

THENCE along said land, South 82 degrees 00 minutes East, 309.13 feet to a point;

THENCE by lands now or formerly of Nessler, South 0 degrees 37 minutes West, 998.11 feet to a post at lands now or formerly of Harrold;

THENCE along line of lands now or formerly of Spindler Heirs, North 12 degrees 56 minutes West, 750.98 feet to a point;

THENCE along same, North 41 degrees 43 minutes West, 196.35 feet to a point at the public road known as T.R. 130;

THENCE along said road, North 1 degree 19 minutes East, 163.00 feet to the point at the place of beginning.

CONTAINING an area of 3.29 acres, as per survey of Arthur M. Kromel, Registered Surveyor, dated January 12, 1973.

FOR INFORMATIONAL PURPOSES ONLY: The AOM is shown by the County Assessor as 50-22-00-0-216-00-000; source of Title is Book 2117, Page 595 (recorded 01/31/73)

FOR INFORMATIONAL PURPOSES ONLY: Being known as: 1035 Route 130, Greensburg, PA 15601

BEING THE SAME PREMISES which John Cyril Lopes, widower, by Deed dated January 31, 1973 and recorded January 31, 1973 in the Office of the Recorder of Deeds in and for the County of Westmoreland, Pennsylvania in Book 2117, Page 595, granted and conveyed unto Dennis S. Petrill and Linda S. Petrill, his wife, in fee.

AND THE SAID Dennis S. Petrill departed this life on or about July 15, 1996 thereby vesting title unto Linda S. Petrill by operation of law.

AND THE SAID Linda S. Petrill departed this life on or about November 19, 2018 thereby vesting title unto Kirk Petrill and Kelley Petrill a/k/a Kelly Stevey, known Heirs of Linda S. Petrill and any Unknown Heirs, Successors, or assigns of Linda S. Petrill, deceased.

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A.
DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO.
79992
ELIZABETH L. WASSALL, PA I.D.
NO. 77788
LESLIE J. RASE, PA I.D. NO.
58365

SAMANTHA GABLE, PA I.D. NO.
320695
LILY CALKINS, PA I.D. NO.
327356
3600 HORIZON DRIVE, SUITE
150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 19-061960

21 Jan

CIVIL ACTION
COURT OF COMMON PLEAS
WESTMORELAND COUNTY, PA
CIVIL ACTION-LAW
NO. 21CJ00572
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

LOANCARE, LLC, Plaintiff

v.

THE VIRGINIA C. COCHRAN TRUST; et al,
Defendants

To: THE VIRGINIA C. COCHRAN TRUST;
UNKNOWN BENEFICIARIES OF THE VIR-
GINIA C. COCHRAN TRUST DATED
OCTOBER 9, 2008 Defendant(s), 3322 N
HILLS ROAD MURRYVILLE, PA 15668

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, LOANCARE, LLC , has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WESTMORELAND County, PA docketed to No. 21CJ00572, seeking to foreclose the mortgage secured on your property located, 3322 N HILLS ROAD MURRYVILLE, PA 15668.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be

entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Westmoreland County Bar Association
P.O. Box 565
Greensburg, PA 15601
724-834-8490

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
A Florida professional limited
liability company
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

21 Jan

NOTICE

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

Kellie Calkins being Map Number **61-20-14-0-064-99-022**, and being located in **Unity Township**, Westmoreland County, Pennsylvania, will be sold free of all Tax Claims and Tax Judgments at Private Sale on **March 1, 2022**, in the office of Westmoreland County Tax Claim Bureau, 40 North Pennsylvania Avenue, Suite 109, Greensburg, PA 15601, at **10:00 a.m.**, prevailing time, to the highest bidder for an amount not less than **\$500.00**, plus costs, which sum is due at the time of the sale.

7/21 Jan

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

CIVIL ACTION

No. 3307 of 2021

CIVIL ACTION

MARY JANE GAUL,
Plaintiff,

vs.

TUS 2020 LLC and
ALLEN INVESTMENTS III, LLC,
Defendants.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Westmoreland County Bar Association
PO Box 565
Greensburg, PA 15601
(724) 834-8490

21 Jan

NOTICE OF JUDICIAL SALE

Pursuant to the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, as amended, the following properties shall be offered for sale, free and clear of all delinquent taxes and municipal claims, mortgages and liens, charges and estates except separately taxed ground rents, to the highest bidder, on the **28th day of February, 2022 at 10:00 A.M., in the Senior Judge Courtroom, Courthouse Annex, 4th Floor**, at the Westmoreland County Courthouse, 2 North Main Street, Greensburg, Pennsylvania 15601. The minimum bid is to be equal to all costs provided by law. **The Westmoreland County Land Bank may be a potential bidder for any or all of the below referenced properties.** The purchaser at such sale shall take and thereafter have an absolute title to the property sold. These properties were advertised for sale in the Westmoreland Law Journal and newspapers of general circulation in Westmoreland County prior to the annual Tax Claim Bureau Sale held in September, 1988 thru September, 2021.

All prospective bidders must pre-register as per Act 33 with the Tax Claim Bureau at least 10 days prior to the sale. If you have not pre-registered, you will not be permitted to bid. For additional information regarding pre-registration, please visit the Westmoreland County website, Tax Claim Bureau page at <https://www.co.westmoreland.pa.us/160/Tax-OfficeTax-Claim-Bureau>.

Judicial Sale List for February 28, 2022 at 10 am Senior Judge Courtroom, Courthouse Annex, 4th Floor

| | | |
|----------------|---|--------------|
| 02-02-08-0-142 | Estate of Audrey Podmilsak, her heirs and assigns | 2643 of 2020 |
| 06-01-10-0-279 | Estate of Steven Phillippi, his heirs and assigns | 3764 of 2016 |
| 10-02-11-0-169 | Stephen J. Agosto and Mary E. Agosto | 6296 of 2014 |
| 14-01-16-0-517 | Minh Kurt Truong and Susan Truong | 3706 of 2017 |
| 14-03-04-0-359 | Staci N. King | 4549 of 2012 |
| 17-02-09-0-022 | Kathryn E. Stayer | 5983 of 2015 |
| 20-02-03-0-081 | Martin R. Fernandez | 4486 of 2017 |
| 20-02-03-0-246 | Jason Cox | 4073 of 2017 |
| 20-02-03-0-262 | Maureen Ann O'Toole | 5370 of 2012 |
| 20-02-06-0-170 | Norman A. Madison, Sr. and Darla L. Madison | 1823 of 2021 |
| 20-02-07-0-097 | The Avalon Group, L.L.C. | 4075 of 2017 |
| 20-02-07-0-140 | Mirrio Hudson | 1408 of 2012 |
| 20-02-07-0-141 | Mirrio Hudson | 1409 of 2012 |
| 20-02-07-0-640 | Traci L. Barton | 5084 of 2016 |
| 20-02-08-0-261 | Jason A. Wilson | 1505 of 2010 |
| 20-02-08-0-439 | Daniel J. Pobok | 4163 of 2017 |
| 24-03-11-0-414 | Eugene R. Adams | 2607 of 2011 |
| 24-03-15-0-150 | Vincent C. O'Hara | 2281 of 2010 |
| 24-03-15-0-152 | Vincent C. O'Hara | 2282 of 2010 |
| 24-04-13-0-085 | Margaret C. Young | 2705 of 2016 |
| 24-05-03-0-185 | Carla Dyer Jaeger | 835 of 2017 |
| 24-05-03-0-363 | Gregory A. Wojton | 833 of 2017 |
| 31-01-03-0-012 | Eva Lee Coy a/k/a Eva Lee Alternus | 5422 of 2015 |
| 39-01-13-0-017 | James E. Hinerman | 6283 of 2012 |
| 45-41-05-0-003 | Clair C. Queer and Helen A. Queer | 6762 of 2015 |
| 50-33-00-0-032 | James D. Frick and Barbara Sue Frick | 3626 of 2016 |
| 50-38-10-0-062 | Alan Sterner a/k/a Alan E. Sterner and United States of America | 811 of 2017 |

| | | |
|----------------|--|--------------|
| 51-23-04-0-014 | Carol M. Wedge n/k/a Carol M. Ferry | 2704 of 2020 |
| 53-06-04-0-064 | Estate of Irene N. Zsolcsak, her heirs and assigns | 2647 of 2020 |
| 53-06-08-0-026 | Judith M. Hovance | 6358 of 2016 |
| 53-20-16-0-047 | Terrance J. Vanderhorst, Dale Basinger, Jason Robert Basinger Sr. and Estate of Gregory A. Basinger, Sr. his heirs and assigns | 1387 of 2011 |
| 56-05-16-0-010 | Ingram T. Kent | 6062 of 2016 |
| 56-08-03-0-022 | Estate of Mary Green, her heirs and assigns | 3344 of 2020 |
| 58-07-12-0-002 | Paula A. Stevens | 2723 of 2020 |
| 60-03-07-0-051 | William Roy Rosenberger and Shirley Ann Rosenberger | 4009 of 2016 |
| 60-05-15-0-004 | Jeffrey S. Boring, Tina M. Boring, Todd M. Boring and Estate of Samuel C. Cardarella | 4012 of 2016 |

***Land Bank**

21 Jan

SHERIFF SALES

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

MONDAY, MARCH 7, 2022

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 MARCH 17, 2022 (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: KETIH D. DEVITO and PATRICIA C. DEVITO
Execution No.: 13CJ02821
Judgment Amt.: \$454,481.21
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: KEITH D. DEVITO and PATRICIA C. DEVITO of in and to:
North Huntingdon Township; 434 Oakcrest Drive North Huntingdon, PA 15642; NA; A RESIDENTIAL DWELLING; 200701020000054
TAX MAP# 54-12-05-0-114

2.
Property of: David M. Corley
Execution No.: 15CI03228
Judgment Amt.: \$102,680.99
Attorney: LOGS Legal Group, LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406
ALL the right, title, interest and claim of: David M. Corley of in and to:

Mount Pleasant Borough; 39 Cherry Avenue, Mount Pleasant, PA 15666; 6; Residential Dwelling; INSTRUMENT #: 201210230043932

TAX MAP# 21-01-15-0-376

3.

Property of: JOHN A. CAVALIER, Individually and as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005 , and OLIVIA E. CAVALIER, as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005.

Execution No.: 4302 of 2015

Judgment Amt.: \$127,248.67

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

ALL the right, title, interest and claim of: JOHN A. CAVALIER, Individually and as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005 , and OLIVIA E. CAVALIER, as Trustee and their successor Trustees of the Cavalier Family Trust dated April 7, 2005. of in and to:

CITY OF JEANNETTE; 600 Lewis Avenue Jeannette, PA 15644; NA; A RESIDENTIAL DWELLING; 200504140017799

TAX MAP# 14-04-01-0-092-00-00

4.

Property of: Claudia Horak

Execution No.: 15CI05157

Judgment Amt.: \$39,164.51

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

ALL the right, title, interest and claim of: Claudia Horak of in and to:

The Township of East Huntingdon; 902 Mount Pleasant Road, Scottsdale, PA 15683; Residential Dwelling; DEED BOOK VOLUME 3714 PAGE# 97

TAX MAP# 47-13-16-0-041

5.

Property of: JOHANNA WERTZBERGER

Execution No.: 3654 of 2016

Judgment Amt.: \$131,984.83

Attorney: BROCK & SCOTT, PLLC, Matthew FisselEsq., ID: 314567, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: JOHANNA WERTZBERGER of in and to:

CITY OF LOWER BURRELL; 2535 BRADDOCK DR, LOWER BURRELL, PA 15068; A RESIDENTIAL DWELLING; 201505270016577

TAX MAP# 17-05-02-0-007

6.

Property of: Robert C. Buchsbaum and Tammy L. Welch

Execution No.: 17CI00748

Judgment Amt.: \$66,986.25

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

ALL the right, title, interest and claim of: Robert C. Buchsbaum and Tammy L. Welch of in and to:

Township of Mount Pleasant or Mt Pleasant Twp; 22 Highland Street, Mt Pleasant, PA 15666; Residential Dwelling; DEED INSTRUMENT #200308290070356

TAX MAP# 53-20-04-0-101

7.

Property of: Hal Sanford Klein and Jeanee Denise Klein

Execution No.: 5290 OF 2017

Judgment Amt.: \$58,701.06

Attorney: DWaldmanlaw, P.C. 4900 Carlisle Pike #182, Mechanicsburg, PA 17050

ALL the right, title, interest and claim of: Hal Sanford Klein and Jeanee Denise Klein of in and to:

Township of Donegal; 996 County Line Road, Acme, PA 15610; Lot No. 136; 83.1 X 433.5; Residential property. Instrument No. 200108020041394

TAX MAP# 46-16-00-0-136

8.

Property of: Jessica N. Sherback

Execution No.: 5534 of 2017

Judgment Amt.: \$142,980.11

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

ALL the right, title, interest and claim of: Jessica N. Sherback of in and to:

Township of Derry; 2409 Jodi Avenue, Latrobe, PA 15650; N/A; A Dwelling; Instrument No. 201312020047479

TAX MAP# 45-40-16-0-066

9.

Property of: SHERRY SWEARINGEN, as Administratrix of the Estate of John Charles Schweinberg, Deceased

Execution No.: 1414 of 2018

Judgment Amt.: \$38,002.50

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

ALL the right, title, interest and claim of: SHERRY SWEARINGEN, as Administratrix of the Estate of John Charles Schweinberg, Deceased of in and to: HEMPFIELD TWP; 1591 Arona Road Irwin, PA 15642; NA; A RESIDENTIAL DWELLING; Book 3126 Page 516
TAX MAP# 50-18-00-0-063

10.

Property of: DANIEL DEFAIL AKA DANIEL A. DEFAIL, JR.

Execution No.: 3411 of 2018
Judgment Amt.: \$52,240.16

Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: DANIEL DEFAIL AKA DANIEL A. DEFAIL, JR. of in and to: Greensburg City; 150 Gross Avenue Greensburg, PA 15601; NA; A RESIDENTIAL DWELLING; 201008250030092
TAX MAP# 10-04-04-0-448

11.

Property of: WANDA J. GRYCUK and JOSEPH J. GRYCUK

Execution No.: 3540 OF 2018
Judgment Amt.: \$149,898.23

Attorney: Powers, Kirn & Associates, LLC, Eight Neshaminy Interplex Suite 215 Trevose, PA 19053
ALL the right, title, interest and claim of: WANDA J. GRYCUK and JOSEPH J. GRYCUK of in and to: MUNICIPALITY OF MURRYSVILLE; 2635 ROUTE 66 A/K/A STATE ROUTE 66, DELMONT, PA 15626; 83.22 X226.48 X IR; Residential property. INSTRUMENT #: 201512010041367
TAX MAP# 49-16-00-0-094

12.

Property of: STRAWPUMP MOBILE HOME PARK , LP, in capacity as Divesee of the Estate of CHARLES R. WERKMAN, SR. and KENNETH R. WERKMAN in his capacity as Executor of the Estate of CHARLES R. WERKMAN, SR.

Execution No.: 18CJ04160
Judgment Amt.: \$78,635.68

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

ALL the right, title, interest and claim of: STRAWPUMP MOBILE HOME PARK , LP, in capacity as Divesee of the Estate of CHARLES R. WERKMAN, SR. and KENNETH R. WERKMAN in his capacity as Executor of the Estate of CHARLES R. WERKMAN, SR. of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 7950 Pennsylvania Avenue a/k/a 240 California Lane North Huntingdon, PA 15642; NA; A RESIDENTIAL DWELLING; INSTRUMENT NO. 200209240061285
TAX MAP# 54-12-07-0-117

13.

Property of: Unknown Heirs, Representatives and Assigns of the Estate of Charles E. Mandella, deceased and Angela Mandella, Known Heir of the Estate of Charles E. Mandella, deceased

Execution No.: 2018CJ04533
Judgment Amt.: \$227,696.25

Attorney: Richard M. Squire & Associates, LLC, 115 West Avenue, Suite 104, Jenkintown, PA 19046
ALL the right, title, interest and claim of: Unknown Heirs, Representatives and Assigns of the Estate of Charles E. Mandella, deceased and Angela Mandella, Known Heir of the Estate of Charles E. Mandella, deceased of in and to:

North Huntingdon Township; 11946 Dartmoor Drive, North Huntingdon, PA 15642; 105; 0.00; Residential; Deed Instrument # 200804290017541
TAX MAP# 54-10-08-0-131

14.

Property of: JONATHAN E. STRICKLER and SUZANNE N. STRICKLER A/K/A SUZANNE STRICKLER A/K/A SUZANNE N. RAMSEY A/K/A SUZANNE NICOLE RAMSEY A/K/A SUZANNE N. SCHULTHEIS

Execution No.: 4692 OF 2018
Judgment Amt.: \$182,707.43

Attorney: POWERS KIRN, LLC, Eight Neshaminy Interplex Suite 215 Trevose, PA 19053
ALL the right, title, interest and claim of: JONATHAN E. STRICKLER and SUZANNE N. STRICKLER A/K/A SUZANNE STRICKLER A/K/A SUZANNE N. RAMSEY A/K/A SUZANNE NICOLE RAMSEY A/K/A SUZANNE N. SCHULTHEIS of in and to: BOROUGH OF NEW STANTON; 111 PAGANO DRIVE, NEW STANTON, PA 15672; 16 HSE; 75X187.63XIR; Residential property. DBV 14 PG# 40517 (or) INSTRUMENT #: 201412120040517
TAX MAP# 64-04-05-0-064

15.

Property of: EDITH M. SLAUGHTER AND CHRISTINA TATE, CO-EXECUTORS OF THE ESTATE OF MARCEL S. LOWE

Execution No.: 4696 OF 2018

Judgment Amt.: \$92,837.00

Attorney: MICHELLE PIERRO, ESQUIRE, 436 7TH AVENUE, SUITE 2500, PITTSBURGH, PA 15219

ALL the right, title, interest and claim of: EDITH M. SLAUGHTER AND CHRISTINA TATE, CO-EXECUTORS OF THE ESTATE OF MARCEL S. LOWE of in and to:

MOUNT PLEASANT BOROUGH; 301 COLLEGE AVENUE, MOUNT PLEASANT, PA 15666; 14; A RESIDENTIAL DWELLING; INSTRUMENT #: 200512060064321

TAX MAP# 21-02-02-0-111

16.

Property of: DEWAINE M. LIST and KAREN MAE LIST

Execution No.: 4946 of 2018

Judgment Amt.: \$173,140.64

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

ALL the right, title, interest and claim of: DEWAINE M. LIST and KAREN MAE LIST of in and to:

Township of North Huntingdon; 1251 Colt Drive North Huntingdon, PA 15642; NA; A RESIDENTIAL DWELLING; 200312190099530

TAX MAP# 54-06-08-0-109-00-000

17.

Property of: John V. Cerra, a married man

Execution No.: 18CJ05948

Judgment Amt.: \$169,409.83

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: John V. Cerra, a married man of in and to:

Municipality of Murrysville; 5303 Faulk Drive, Export, PA 15632; N/A; Single Family Dwelling; INSTRUMENT #: 201301150001874

TAX MAP# 49-16-12-0-051-00-000, 49-16-12-0-117-00-000

18.

Property of: RONALD J. WATESKA

Execution No.: 19CJ01481

Judgment Amt.: \$94,769.06

Attorney: BROCK & SCOTT, PLLC, Matthew Fissel Esq., ID: 314567, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: RONALD J. WATESKA of in and to:

TOWNSHIP OF NORTH HUNTINGDON; 14039 OAKVIEW DRIVE, MCKEESPORT, PA 15131; HOUSE & LOT 49 65 X 135.84 X IR; A RESIDENTIAL DWELLING; 200904230014360

TAX MAP# 54-10-09-0-023

19.

Property of: Kirk Petrill, known Heir of Linda S. Petrill, deceased, Kelley Petrill a/k/a Kelly Stevey, known Heir of Linda S. Petrill, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Linda S. Petrill, deceased

Execution No.: 19CI01982

Judgment Amt.: \$128,860.36

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

ALL the right, title, interest and claim of: Kirk Petrill, known Heir of Linda S. Petrill, deceased; Kelley Petrill a/k/a Kelly Stevey, known Heir of Linda S. Petrill, deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Linda S. Petrill, deceased of in and to:

Township of Hempfield; 1035 Route 130, Greensburg, PA 15601; 3.29; Residential Dwelling; DBV 2117 PG# 595

TAX MAP# 50-22-00-0-216

20.

Property of: Hope Phillabaum aka Hope Macedone Phillabaum, Known Surviving Heir of Naomi R. Broome and Unknown Surviving Heirs of Naomi R. Broome

Execution No.: 3252 OF 2019

Judgment Amt.: \$65,991.58

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

ALL the right, title, interest and claim of: Hope Phillabaum aka Hope Macedone Phillabaum, Known Surviving Heir of Naomi R. Broome and Unknown Surviving Heirs of Naomi R. Broome of in and to:

North Huntingdon Township; 4390 Westinghouse Avenue, Trafford, Pennsylvania 15085; Residential Dwelling; Book Number: 2086 and Page Number: 1126

TAX MAP# 54-01-07-0-038

21.

Property of: JASON P. SEMAN

Execution No.: 3751 of 2019

Judgment Amt.: \$120,629.51

Attorney: BROCK & SCOTT, PLLC, Matthew FisselEsq., ID: 314567, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: JASON P. SEMAN of in and to:

TOWNSHIP OF HEMPFIELD; 103 THISTLE DRIVE, GREENSBURG, PA 15601; UNIT 103 MEADOWLANE VLG CONDOMINIUMS 1/60%; A RESIDENTIAL DWELLING; 201406020016435

TAX MAP# 50-16-06-0-096

22.

Property of: UNKOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVEISEES OF THE ESTATE OF ALEX TOTH JR., DECEASED and DEBORAH T. SALTSMAN

Execution No.: 19CJ03885

Judgment Amt.: \$94,824.52

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

ALL the right, title, interest and claim of: UNKOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVEISEES OF THE ESTATE OF ALEX TOTH JR., DECEASED and DEBORAH T. SALTSMAN of in and to:

Salem Township; 228 Kunkle Street Forbes Road, PA 15633; NA; A RESIDENTIAL DWELLING; 201812180039763

TAX MAP# 57-23-09-0-049

23.

Property of: Leonard F. Ruzbacky

Execution No.: 19CJ04083

Judgment Amt.: \$62,825.51

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: Leonard F. Ruzbacky of in and to:

Township of Mount Pleasant; 794 Blacksmith Road, Mount Pleasant, PA 15666; N/A; 0.799; Single Family Dwelling; DBV 3386 PG # 163

TAX MAP# 53-03-00-0-060

24.

Property of: CHRISTOPHER MARTIN Solely in His Capacity as Heir of Veronica Lewis Deceased LOGAN MARTIN Solely in His Capacity as Heir of Veronica Lewis Deceased NIKKI MARTIN Solely in Her Capacity as Heir of Veronica Lewis Deceased SHAWN MARTIN Solely in His Capacity as Heir of Veronica Lewis Deceased and The Unknown Heirs of Veronica Lewis Deceased

Execution No.: 4461 of 2019

Judgment Amt.: \$47,525.37

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

ALL the right, title, interest and claim of: CHRISTOPHER MARTIN Solely in His Capacity as Heir of Veronica Lewis Deceased LOGAN MARTIN Solely in His Capacity as Heir of Veronica Lewis Deceased NIKKI MARTIN Solely in Her Capacity as Heir of Veronica Lewis Deceased SHAWN MARTIN Solely in His Capacity as Heir of Veronica Lewis Deceased and The Unknown Heirs of Veronica Lewis Deceased of in and to:

Township of East Huntingdon; 913 Orchard Avenue a/k/a 910 Orchard Avenue Scottdale, PA 15683; NA; A RESIDENTIAL DWELLING; Book 3663 Page 68

TAX MAP# 47-13-16-0-020

26.

Property of: DANYALE BAKER and DOUGLAS L BAKER

Execution No.: 4949OF2019

Judgment Amt.: \$89,761.33

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

ALL the right, title, interest and claim of: DANYALE BAKER and DOUGLAS L BAKER of in and to:

Latrobe City; 215 Loyalhanna Avenue Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; Book Page INSTRUMENT # 201412050039630

TAX MAP# 15-03-09-0-172

27.

Property of: JOSEPH J. POPE

Execution No.: 19CJ05059

Judgment Amt.: \$222,580.65

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

ALL the right, title, interest and claim of: JOSEPH J. POPE of in and to:

Township of Upper Burrell; 268 Upper Drennen Road aka 268 Upper Dennen Road New Kensington aka Lower Burrell, PA 15068; NA; A RESIDENTIAL DWELLING; INSTRUMENT #200710170049129
TAX MAP# 62-05-00-0-302

28.

Property of: COREY TAPPER Solely in His Capacity as Heir of Paul W. Tapper Deceased and JORDAN TAPPER Solely in His Capacity as Heir of Paul W. Tapper Deceased

Execution No.: 19CJ05432

Judgment Amt.: \$152,854.75

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

ALL the right, title, interest and claim of: COREY TAPPER Solely in His Capacity as Heir of Paul W. Tapper Deceased and JORDAN TAPPER Solely in His Capacity as Heir of Paul W. Tapper Deceased of in and to:

UNITY TWP; 275 Twin Lakes Road Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; Book Page Instr 201103090008801

TAX MAP# 61-05-00-0-060

29.

Property of: JUDITH FRYER AKA JUDITH M. FRYER

Execution No.: 19CJ05477

Judgment Amt.: \$57,934.62

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

ALL the right, title, interest and claim of: JUDITH FRYER AKA JUDITH M. FRYER of in and to:

CITY OF NEW KENSINGTON; 1117 Forest Avenue New Kensington, PA 15068; NA; A RESIDENTIAL DWELLING; 201301280003461

TAX MAP# 24-03-16-0-358-00-000

30.

Property of: Christopher J. Couch

Execution No.: 6155 OF 2019

Judgment Amt.: \$131,185.06.

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

ALL the right, title, interest and claim of: Christopher J. Couch of in and to:

OKLAHOMA BOROUGH; 1691 Hancock Avenue, Apollo, PA 15613; N/A; N/A; Single-family dwelling; INSTRUMENT #: 201709060030275

TAX MAP# 28-03-09-0-054

31.

Property of: Lee Roy Edwards a/k/a Lee Roy Edwards, Sr.

Execution No.: 6364 of 2019

Judgment Amt.: \$61,189.87

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

ALL the right, title, interest and claim of: Lee Roy Edwards a/k/a Lee Roy Edwards, Sr. of in and to:

Derry Township; 5257 State Route 982, Bradenville, PA 15620; 0.59 of an acre; Residential property. DBV 2269 PG# 660

TAX MAP# 45-41-00-0-008

32.

Property of: James R. Reschick and Tammy J. Reschick

Execution No.: 6366 of 2019

Judgment Amt.: \$115,100.19

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

ALL the right, title, interest and claim of: James R. Reschick and Tammy J. Reschick of in and to:

Unity Township; 345 Unity Cemetery Road f/k/a Road 7 Box 150, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; BOOK 3199 PAGE 278

TAX MAP# 61-09-16-0-050

33.

Property of: Amy L. Bushnell

Execution No.: 6608 of 2019

Judgment Amt.: \$32,524.91

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

ALL the right, title, interest and claim of: Amy L. Bushnell of in and to:

South Huntingdon Township; 105 Yukon Avenue, Yukon, PA 15698; Kellerton Plan of Lots; 11,000 square feet; Residential property. DBV 3196 PG# 587

TAX MAP# 59-07-02-0-002

34.

Property of: Malika Williams and Rodney Williams, Jr., wife and husband

Execution No.: 20CJ00291

Judgment Amt.: \$142,914.13

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: Malika Williams and Rodney Williams, Jr., wife and husband of in and to:

City of Jeannette; 308 Sloan Avenue, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201809280031063

TAX MAP# 14-01-08-0-049

35.

Property of: KIRK WAUGAMAN

Execution No.: 20CJ00353

Judgment Amt.: \$63,068.73

Attorney: RAS Citron, LLC — Attorneys for Plaintiff, Robert Flacco, Esquire ID No. 325024, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

ALL the right, title, interest and claim of: KIRK WAUGAMAN of in and to:

SEWICKLEY TOWNSHIP; 136 OAK STREET, A/K/A 214 REYNOLDS STREET HUTCHINSON, PA 15640; N/A; A RESIDENTIAL DWELLING; DBV 2684 PG# 537

TAX MAP# 58-15-06-0-030

36.

Property of: The Unknown Heirs of Barbara L. Sydorick Deceased, BRADLEY SYDORICK, Solely in His Capacity as Heir of Barbara L. Sydorick Deceased, MARK SYDORICK Solely in His Capacity as Heir of Barbara L. Sydorick Deceased and BETHANY SYDORICK AKA BETHANY CHAMBOREDON Solely in Her Capacity as Heir of Barbara L. Sydorick Deceased

Execution No.: 20CJ00447

Judgment Amt.: \$102,211.39

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

ALL the right, title, interest and claim of: The Unknown Heirs of Barbara L. Sydorick Deceased, BRADLEY SYDORICK, Solely in His Capacity as Heir of Barbara L. Sydorick Deceased, MARK SYDORICK Solely in His Capacity as Heir of Barbara L. Sydorick Deceased and BETHANY SYDORICK AKA BETHANY CHAMBOREDON Solely in Her Capacity as Heir of Barbara L. Sydorick Deceased of in and to:

City of Lower Burrell; 3119 Kipp Avenue Lower Burrell, PA 15068; NA; A RESIDENTIAL DWELLING; Book 1950 Page 676

TAX MAP# 17-05-04-0-108

37.

Property of: Thomas P. Smith and Allison L. Smith, husband and wife

Execution No.: 20CJ00598

Judgment Amt.: \$85,900.21

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: Thomas P. Smith and Allison L. Smith, husband and wife of in and to:

Township of Hempfield; 188 Hunker Waltz Mill Road, Hunker, PA 15639; N/A; 1.36; Single Family; INSTRUMENT #: 200806020023121

TAX MAP# 50-40-00-0-008

38.

Property of: Teresa M. Gervasoni

Execution No.: 20CJ00826

Judgment Amt.: \$49,651.30

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: Teresa M. Gervasoni of in and to:

Township of Sewickley; 328 Jackson Street, Hutchinson, PA 15640; N/A; Single Family; INSTRUMENT #: 201611140037227

TAX MAP# 58-15-05-0-095

39.

Property of: Brandon M. Griesbaum

Execution No.: 1257 of 2020

Judgment Amt.: \$90,130.35

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno Esq., ID: 327900, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: BRANDON M. GRIESBAUM of in and to:

BOROUGH OF MANOR; 43 OBSERVATORY STREET, MANOR, PA 15665; A RESIDENTIAL DWELLING; 201903150007137

TAX MAP# 19-03-08-0-043

40.

Property of: CAROLE L. MULLEN

Execution No.: 1291 of 2020

Judgment Amt.: \$106,688.74

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

ALL the right, title, interest and claim of: CAROLE L. MULLEN of in and to:

City of Latrobe, 175 Eleanor Drive Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; Instrument # 201106210021839

TAX MAP# 15-03-09-0-040

41.

Property of: DEAN A. TELFORD

Execution No.: 1293of2020

Judgment Amt.: \$78,873.71

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

ALL the right, title, interest and claim of: DEAN A. TELFORD of in and to:

City of Latrobe; 14 Avenue B Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; Instrument Number 201009130032398

TAX MAP# 15-04-03-0-091

42.

Property of: ALBERTA G. WELKER AND DAWN L. SHAFER AND BRUCE A. SHAFER

Execution No.: 20CJ01466

Judgment Amt.: \$176,940.03

Attorney: BROCK & SCOTT, PLLC, Jeff Calcagno, Esq., ID: 327900, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: ALBERTA G. WELKER AND DAWN L. SHAFER AND BRUCE A. SHAFER of in and to:

TOWNSHIP OF EAST HUNTINGDON; RD 1 BOX 499B, A/K/A 147 REGENCY LANE, A/K/A 149 REGENCY LANE,, A/K/A 155 REGENCY LANE, A/K/A 161 REGENCY LANE, A/K/A 1182 CHAINTOWN ROAD, SCOTTDALE, PA 15683; A RESIDENTIAL DWELLING; 200408060047778

TAX MAP# 47-16-00-0-031

43.

Property of: MJP Investments, LLC.

Execution No.: 1529 of 2020

Judgment Amt.: \$59,741.42

Attorney: S. Ryan Wingrove, Esq., 832 Philadelphia Street, Indiana, PA 15701, 724-463-8791

ALL the right, title, interest and claim of: MJP Investments, LLC. of in and to:

Borough of Southwest Greensburg, County of Westmoreland; 637 Oakland Avenue, Greensburg, PA 15601; A Commercial Dwelling; DEED INSTRUMENT# 201512100042798; MORTGAGE INSTRUMENT# 201512100042798

TAX MAP# 34-01-07-0-221

44.

Property of: Veerasammy Perumal and Camille T. Perumal

Execution No.: 5539 of 2019

Judgment Amt.: \$32,441.81

Attorney: Kenya Bates, Esquire., 1581 Main Street, Suite 200, Warrington, PA 18976 (215) 572-8111

ALL the right, title, interest and claim of: Veerasammy Perumal and Camille T. Perumal. of in and to:

City of Monessen; 511 1st Street, Monessen, PA 15062; N/A; RESIDENTIAL REAL ESTATE; 200403150014161

TAX MAP# 20-02-07-0-538

45.

Property of: Justin D. Tomson, Executor of the Estate of Jordan T. Tomson

Execution No.: 3193 of 2020

Judgment Amt.: \$86,734.42

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

ALL the right, title, interest and claim of: Justin D. Tomson, Executor of the Estate of Jordan T. Tomson of in and to:

Township of Hempfield; 235 Willow Crossing Road, Greensburg, PA 15601; 1 acre and 26 perches; Single-Family Dwelling; INSTRUMENT #: 201602180005386

TAX MAP# 50-28-01-0-004

46.

Property of: Estate of Patricia Evangeliste, deceased, last record owner/ mortgagor; et al

Execution No.: X3974 OF 2020

Judgment Amt.: \$194,385.39

Attorney: Emmanuel J. Argentieri, Esq, 52 Newton Avenue, Woodbury, NJ 08096, (856) 384-1515

ALL the right, title, interest and claim of: Estate of Patricia Evangeliste, deceased, last record owner/ mortgagor; Mark D. Evangeliste, Executor of the Estate of and known heir of Patricia Evangeliste, deceased; Matthew J. Eangeliste, known heir of Patricia Evangeliste; John P. Evangeliste, known heir of Patricia Evangeliste; Ellen E. Evangeliste, known heir of Patricia Evangeliste; Mary F. Evangeliste, known heir of Patricia Evangeliste of in and to:

CITY OF JEANETTE; 831 RIDGE AVENUE, JEANNETTE, PA 15644; RESIDENTIAL DWELLING; BOOK: 1827 PAGE: 313

TAX MAP# 14-01-08-0-137

47.

Property of: BARBARA A. WILSON A/K/A
BARBARA WILSON

Execution No.: 20 CJ 04063

Judgment Amt.: \$217,194.49

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: BARBARA A. WILSON A/K/A BARBARA WILSON of in and to: MURRYSVILLE; 608 CONCORD LANE EXPORT, PA 15632; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200112210072391

TAX MAP# 49-15-06-0-159

48.

Property of: MARCY ACITO and MARK R. ACITO

Execution No.: 4279 of 2020

Judgment Amt.: \$116,351.44

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

ALL the right, title, interest and claim of: MARCY ACITO and MARK R. ACITO of in and to:

City of Jeannette; 403 Lewis Avenue Jeannette, PA 15644; NA; A RESIDENTIAL DWELLING; Book 3464 Page 388

TAX MAP# 14-04-01-0-031

49.

Property of: BARBARA WILLOCHELL AKA
BARBARA J. WILLOCHELL

Execution No.: 4299 of 2020

Judgment Amt.: \$326,549.62

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

ALL the right, title, interest and claim of: BARBARA WILLOCHELL AKA BARBARA J. WILLOCHELL of in and to:

Township of Hempfield; 311 Elm Drive Greensburg, PA 15601; NA; A RESIDENTIAL DWELLING; INSTRUMENT # 200507050033624

TAX MAP# 50-28-04-0-018

50.

Property of: KATHIE A. BENNETT; STEPHEN S. BENNETT, JR.

Execution No.: 21 CJ 00556

Judgment Amt.: \$90,940.75

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: KATHIE A. BENNETT; STEPHEN S. BENNETT, JR. of in and to:

ROSTRAVER TWP.; 173 LENITY SCHOOL ROAD BELLE VERNON, PA 15012; N/A; A RESIDENTIAL DWELLING; INSTRUMENT # 200304170029659

TAX MAP# 56-12-00-0-188

51.

Property of: BRYAN K. DAPRA and REBECCA L. DAPRA

Execution No.: 21CJ00700

Judgment Amt.: \$128,002.47

Attorney: BROCK & SCOTT, PLLC, Matthew Fissel, Esquire, ID: 314567, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: BRYAN K. DAPRA AND REBECCA L. DAPRA of in and to:

TOWNSHIP OF PENN; 3426 ROUTE 130, HARRISON CITY, PA 15636; A RESIDENTIAL DWELLING; 200605250024927

TAX MAP# 55-13-08-0-054 and 55-13-08-0-136

52.

Property of: John C. Withers III

Execution No.: 994 OF 2021

Judgment Amt.: \$95,773.09

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

ALL the right, title, interest and claim of: John C. Withers III of in and to:

Borough of Derry; 409 High Street, Derry, Pennsylvania 15627; Residential Dwelling; 201301030000267

TAX MAP# 06-01-14-0-258

53.

Property of: SUSAN E. STONE

Execution No.: 21CJ00998

Judgment Amt.: \$107,168.47

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

ALL the right, title, interest and claim of: SUSAN E. STONE of in and to:

TOWNSHIP OF ALLEGHENY; 324 Elizabeth Drive aka 70 Elizabeth Drive Leechburg, PA 15656; NA; A RESIDENTIAL DWELLING; Book 3029 Page 055

TAX MAP# 42-12-00-0-138

54.

Property of: Randy E. Lantz, Deceased

Execution No.: X 1017 of 2021

Judgment Amt.: \$125,042.05

Attorney: W. Robert Ament, Esquire, 3950 William Penn Highway, Murrysville, PA 15668, 724-765-0450

ALL the right, title, interest and claim of: RANDY E. LANTZY, DECEASED, AS WELL AS HIS KNOWN AND UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HIS SUCCESSORS IN RIGHT AND TITLE AND INTEREST, TO WIT: DANIELLE JORDAN LANTZY, FORMER WIFE OF RANDY E. LANTZY, AS PARENT AND NATURAL GUARDIAN OF "R.L.", A MINOR DAUGHTER OF DANIELLE JORDAN LANTZY AND RANDY E. LANTZY SAID MINOR BEING BELIEVED TO BE THE SOLE HEIR AT LAW OF RANDY E. LANTZY. DANIELLE JORDAN LANTZY AND MICHAEL J. HENNY, ESQUIRE, CO-GUARDIANS OF THE ESTATE OF R.L., A MINOR. of in and to:

Mt Pleasant Borough; 305-307 Smithfield Street, Mt. Pleasant, PA 15666; Residential Lot; Double two-story frame dwelling house. INSTRUMENT #: 201011060041188

TAX MAP# 21-02-03-0-174

55.

Property of: MINH TRUONG aka MINH K. TRUONG aka MINH KURT TRUONG

Execution No.: 1451 OF 2021

Judgment Amt.: \$37,450.46

Attorney: Robert P Wendt, ESQ, 275 Curry Hollow Road, Bld.1, Suite 280, Pittsburgh, PA 15236

ALL the right, title, interest and claim of: Minh Truong aka Minh K. Truong aka Minh Kurt Truong of in and to:

CITY OF JEANNETTE; 1014 N 4TH STREET EXT., JEANNETTE, PA 15644; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200304100027778; MORTGAGE INSTRUMENT # 202011120038512

TAX MAP# 14-02-05-0-257

56.

Property of: RUTH TUDEK

Execution No.: 1527 of 2021

Judgment Amt.: \$44,162.16

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

ALL the right, title, interest and claim of: RUTH TUDEK, of in and to:

TOWNSHIP OF DERRY; Lot 229, Breniser Plan of Lots, being approximately 115 x 122 x 39 x 143.9, Westmoreland Plan Book 7, page 150; 829 28TH STREET, (FKA 229 SECOND STREET), BLAIRSVILLE, PA 15717PA 15717; A residential dwelling house; DEED INSTRUMENT #2003-10170084605

TAX MAP# 45-18-09-0-136

57.

Property of: Unknown Heirs, Personal Representatives, and Devisees of the Estate of Karen Knight a/k/a Karen S. Knight a/k/a Karen Sue Knight, deceased and Angela N. Reffo, solely as heir to the Estate of Karen S. Knight a/k/a Karen Sue Knight, deceased

Execution No.: 2021CJ1938

Judgment Amt.: \$79,966.40

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

ALL the right, title, interest and claim of: Unknown Heirs, Personal Representatives, and Devisees of the Estate of Karen Knight a/k/a Karen S. Knight a/k/a Karen Sue Knight, deceased and Angela N. Reffo, solely as heir to the Estate of Karen S. Knight a/k/a Karen Sue Knight, deceased of in and to:

Derry Borough; 123 W 4th Avenue, Derry, PA 15627; N/A; 0.00; Residential; Deed Instrument # 201701110001251

TAX MAP# 06-01-14-0-223 and UPI Code 06-00865-00000

58.

Property of: CAROLINE L BAILEY

Execution No.: 21CJ02035

Judgment Amt.: \$171,032.61

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

ALL the right, title, interest and claim of: CAROLINE L BAILEY of in and to:

Township of Rostraver; 20 Spring Drive Monessen, PA 15062; NA; A RESIDENTIAL DWELLING; INSTRUMENT #200503310015116

TAX MAP# 20-01-13-0-081

59.

Property of: SUSAN L. MADATIC MALIK

Execution No.: 21CJ02270

Judgment Amt.: \$23,946.06

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

ALL the right, title, interest and claim of: SUSAN L. MADATIC MALIK of in and to:

Township of Hempfield; 8030 Gladstone Drive Wendel, PA 15691; NA; A RESIDENTIAL DWELLING; Book 3775 Page 322

TAX MAP# 50-18-02-0-055

60.

Property of: Michael M. FULLARD

Execution No.: 3104 of 2021

Judgment Amt.:

Attorney: Jack J. Steiner, Steiner Sacco Law, 160 N. McKean Street, Kittanning, PA 16201, 724-543-1469

ALL the right, title, interest and claim of: Michael M. Fullard of in and to:

ALLEGHENY TOWNSHIP; 522 DOGWOOD COURT, APOLLO, PA 15613; A RESIDENTIAL DWELLING; #200709100042846

TAX MAP# 42-16-04-0-012

61.

Property of: Shane Dunlap and Emily R. Kust

Execution No.: 21CJ03214

Judgment Amt.: \$46,958.97

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: Shane Dunlap and Emily R. Kust of in and to:

City of New Kensington; 1022 Leishman Avenue, New Kensington, PA 15068; N/A; 0.00; Multi-Family Dwelling; INSTRUMENT #: 201903190007495

TAX MAP# 24-03-12-0-195

JAMES ALBERT, SHERIFF
WESTMORELAND COUNTY
SHERIFF'S OFFICE
GREENSBURG, PA 15601
NOVEMBER 29, 2021

14/21/28 Jan

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