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- Divorce
- Child Custody
- Bankruptcy
- Father's Rights
- Personal Injury
- Traffic Violations
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- Drug Charges
- DUI
- Social Security Issues
- Mortgage Foreclosures
- Landlord/Tenant Issues
- Real Estate
- Business and Corporate Law

While our service does not provide legal advice, we do match you with an attorney located within Westmoreland County who is qualified to handle your specific case.

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can help you find the
right lawyer for your
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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 by calling 724-834-6730, or online at padisciplinaryboard.org/for-the-public/find-attorney.

FIRST PUBLICATION

LINDA C ASTLE, late of Rostraver Township, Westmoreland County, PA

Exrx.: Holly L Kmetko
232 Rostraver Road
Rostraver Township PA 15012
Atty.: Mark E. Ramsier

MARLENE ASTLE, late of Rostraver Township, Westmoreland County, PA

Exr.: John Jeffrey Astle
433 Lutz Run Road
Rostraver Township PA 15012
Atty.: Colleen D Bratkovich
4500 Walnut Street
McKeesport PA 15132

RICHARD A CAVIGGIA, a/d, RICHARD CAVIGGIA, late of Derry Township, Westmoreland County, PA

Exrx.: Karla A Mitchell
306 Gaelic Drive
Greensburg PA 15601
Atty.: Mary Ann Grec
35 West Pittsburgh Street
Greensburg PA 15601

FREDERICK EDWARD FENNER, late of City of Arnold, Westmoreland County, PA

Admrx.: Corinne L Baker
1071 Edgewood Rd
New Kensington PA 15068
Atty.: Leslie J. Uncapher
Uncapher Uncapher And Fox

MARK W GARBART, a/d, MARK WILLIAM GARBART, late of City of Monessen, Westmoreland County, PA

Admrx.: Melissa J Nangle
452 Hudson Street
Monongahela PA 15063

MARGARET A GIBBONS, late of Salem Township, Westmoreland County, PA

Exr.: Walter J Kavalo
631 McMurray Road, Apt 300
Bethel Park PA 15102
Atty.: Mark D. Bolkovac

VINCENT PAUL HAUCK, a/d, VINCENT P HAUCK, late of Export Borough, Westmoreland County, PA

Exr.: Nicholas Vincent Hauck
121 Margan Lane
Export PA 15632

LARS ERIC LARSON, a/d, LARS E LARSON, late of City of Greensburg, Westmoreland County, PA

Exr.: Zachary M Larson
2150 North Oak Lane
State College PA 16803
Atty.: Brian P. Cavanaugh
Turin, DeMatt & Cavanaugh PC

GEORGE C LEE JR, late of Rostraver Township, Westmoreland County, PA

Exr.: George C Lee III
218 Skyline Drive
Belle Vernon PA 15012
Atty.: James T Benedek
Zacharia Brown
4500 Walnut Street
McKeesport PA 15132

ROBERT MARFLAK, a/d, ROBERT S. MARFLAK, late of City of Arnold, Westmoreland County, PA

Exrx.: Joanne M. Juris
373 McWilliams Dr
Lawrence PA 15055
Atty.: Samuel R Coury

CINDY L YOUNG MCMASTER, late of Sewickley Township, Westmoreland County, PA

Exr.: Justin T Young
1603 Red Mountain Ddr
Longmont CO 80504
Atty.: Charles B Hadad
The Lynch Law Group, LLC
501 Smith Dr, Ste 3
Cranberry Township PA 16066

HELEN A MITRO, late of City of Lower Burrell, Westmoreland County, PA

Exr.: Todd Bengel
412 Wedgewood Rd
New Kensington PA 15068
Atty.: Charles J Jacques III
2125 Freepport Road
Natrona Heights PA 15065

MARY ANN PIANKO, late of Unity Township, Westmoreland County, PA

Exrcs.: Teresa Rath
212 Cobble Stone Lane
Latrobe PA 15650
Donna Walton
110 Waltons Lane
Mount Pleasant PA 15666
Atty.: Adam J. Long
Long & Long

MARYCELIA RADAKOVICH, a/d, MARCEE RADAKOVICH, late of Hempfield Township, Westmoreland County, PA

Exr.: Keith Radakovich
436 Glenmeade Road
Greensburg PA 15601
Atty.: Mary Caroline Nicholas
1001 Liberty Avenue, Suite 1150
Pittsburgh PA 15222

MICHAEL A RIDLEY, a/d, MICHAEL RIDLEY, a/d, MICHAEL ALLEN RIDLEY, late of Loyalhanna Township, Westmoreland County, PA

Admrx.: Crystal D McMillen
611 SR 66
Leechburg PA 15656
Atty.: Paula Caruso LaStrapes
166 South McKean Street
Kittanning PA 16201

JOANN M SCHRECENGOST, a/d, JOANN SCHRECENGOST, a/d, JOANN MARIE SCHRECENGOST, late of North Huntingdon Township, Westmoreland County, PA

Exr.: Robert Adam Schrecengost
518 Klineharts Alley
Frederick MD 21701
Atty.: Adam J. Long
Long & Long

DEBRA J STEIN, a/d, DEBRA JANE STEIN, late of North Belle Vernon Borough, Westmoreland County, PA
 Exrx.: Carole Schuman
 1900 Rittenhouse Square
 Philadelphia PA 19103
 Atty.: Lea E Anderson
 525 William Penn Place, Suite 3110
 Pittsburgh PA 15219

IRENE SYLVESTER, a/d, IRENE H SYLVESTER, a/d, IRENE L SYLVESTER, late of Derry Township, Westmoreland County, PA
 Exrx.: Linda M Hoover
 198 Bradberry Ln
 Winston Salem NC 27104
 Atty.: Ryan P Cribbs
 Nakles and Nakles

CAROLE A ULERY, a/d, CAROLE ANN ULERY, late of Mount Pleasant Township, Westmoreland County, PA
 Exrcs.: Carla L Brown
 536 Kreinbrook Hill Road
 Mount Pleasant PA 15666
 Sharon L Hostetler
 326 Austin Blvd, PO Box 313
 Acme PA 15610
 Atty.: Eric E. Bononi
 Bononi & Company PC

BETTY A WHITNEY, late of Manor Borough, Westmoreland County, PA
 Exrx.: Janet Hetherington
 533 Sandy Hill Road
 Irwin PA 15642
 Atty.: Tyler J Jones

ANNA C WICKSTROM, late of Export Borough, Westmoreland County, PA
 Exrx.: Nancy J Miller
 14490 Winchester Road
 Trafford PA 15085
 Atty.: Charles B Hadad
 501 Smith Drive, Ste 3
 Cranberry Township PA 16066

RALPH A YANEZ, late of North Huntingdon Township, Westmoreland County, PA
 Exrx.: Angelina S Yanez
 115 Oakhurst Road
 Pittsburgh PA 15215
 Atty.: Justin T Ellis
 Zacharia Brown PC
 111 W. McMurray Road
 McMurray PA 15317

SECOND PUBLICATION

BRANDON S. BASINGER, late of West Newton Borough, Westmoreland County, PA
 Admrs.: Jennifer J. Basinger
 213 Allison St
 West Newton PA 15089
 Jeffrey S. Basinger
 213 Allison St
 West Newton PA 15089
 Atty.: Marvin D. Snyder Jr.
 Snyder & Snyder Law, PLLC

KATHLEEN H COWAN, late of East Huntingdon Township, Westmoreland County, PA
 Admr. & Atty.: Charles A.J. Halpin III
 1830 Land Title Building
 100 South Broad Street
 Philadelphia PA 19110

HAROLD E ELLSWORTH, late of Seward Borough, Westmoreland County, PA
 Admr.: Margaret Sanders
 534 Truman Street
 Seward PA 15954
 Atty.: Eric D Hochfeld
 Sahlaney Dudeck & Hochfeld Law Offices
 939 Menoher Boulevard
 Johnstown PA 15905

SHARON ESQUINO, a/d, SHARON M ESQUINO, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: James P Esquino
 P. O. Box 456
 Murrysville PA 15668

ERIC WILLIAM FERRI, a/d, ERIC FERRI, late of Municipality of Murrysville, Westmoreland County, PA
 Admr.: Susan E Feudale
 384 Northgate Drive, Apt X
 Apollo PA 15613
 Atty.: Molly M Creenan

LEILA FINCHAM-CEKALA, late of Sewickley Township, Westmoreland County, PA
 Exr.: Oscar F Fincham
 815 Daugherty Lane
 Belle Vernon PA 15012
 Atty.: Amber R Leechalk

AGNES R FINDISH, late of City of Latrobe, Westmoreland County, PA
 Exrs.: Kenneth E. Findish
 1480 Spring Crest Circle
 Latrobe PA 15650
 Jeffrey L Findish
 141 Fairview Lane
 Derry PA 15627
 Atty.: Timothy J Scelsi

FRED D GREENE JR, a/d, FRED DONALD GREENE JR, a/d, FRED DONALD GREENE, late of Derry Township, Westmoreland County, PA
 Admr.: JD Greene
 1220 Mary Street
 Latrobe PA 15650
 Atty.: Jessica L. Rafferty
 Rafferty Legal

CLAUDIA GRISSOM, a/d, CLAUDIA J GRISSOM, late of Mount Pleasant Borough, Westmoreland County, PA
 Exr.: C Joseph Bell
 121 S. Church Street
 Mount Pleasant PA 15666
 Atty.: Margaret Zylka House

DAVID C HUGHES, late of Derry Township, Westmoreland County, PA
 Exr.: Kevin E Hughes
 328 Roxbury Road
 Shippensburg PA 17257
 Atty.: Stephen Crevak
 35 W. Pittsburgh St., Suite 110
 Greensburg PA 15601

DAVID F KNOX, late of City of Latrobe, Westmoreland County, PA
 Exrs.: Vikki M Kovalcik
 609 Chestnut St
 Latrobe PA 15650
 John M Kovalcik
 609 Chestnut St
 Latrobe PA 15650
 Atty.: Jessica L. Rafferty
 Rafferty Legal

VIRGINIA LOMBARDO, a/d, VIRGINIA A D'AMICO, a/d, VIRGINIA ANN D'AMICO, a/d, VIRGINIA A LOMBARDO, late of City of New Kensington, Westmoreland County, PA
 Admr.: Samuel N Lombardo
 317 Argonne Drive
 New Kensington PA 15068
 Atty.: Samuel R Coury

KENNETH B MORRAN, late of City of New Kensington, Westmoreland County, PA
 Exrx.: Betty P Morran
 764 Zandona Street
 New Kensington PA 15068
 Atty.: Andrew M. Kuzma
 Kuzma Law Group PC
 200 N. 2nd Avenue
 Elizabeth PA 15037

JUNIATA MUSICK, late of City of Jeannette, Westmoreland County, PA
 Exrx.: Mary Ann Loughner
 559 Chestnut Ln
 Jeannette PA 15644
 Atty.: Matthew A. Curiale
 Law Office of Matthew A. Curiale

RICHARD C MYERS, a/d, RICHARD MYERS, a/d, RICHARD CARL MYERS, late of Mount Pleasant Township, Westmoreland County, PA
 Admr. c.t.a. & Atty.: James R Antoniono
 11 North Main Street
 Greensburg PA 15601

NANCY M QUIST, late of Hempfield Township, Westmoreland County, PA
 Admr.: Brenda M Nanney
 615 Sand Hill Rd
 Mt Pleasant PA 15666
 Atty.: Paul E. Toohy

ANTHONY ROGER RAJO, late of Vandergrift Borough, Westmoreland County, PA
 Exr.: James Serena
 311 Godfrey Rd
 Leechburg PA 15656

KEITH ALLAN REVAK, a/d, KEITH REVAK, a/d, KEITH A REVAK, late of North Belle Vernon Borough, Westmoreland County, PA
 Admr.: Keith Revak
 211 Edgewood Ave
 Trafford PA 15085
 Atty.: Jennifer Roller Chontos
 Chontos & Chontos, P.C.
 561 Beulah Rd
 Turtle Creek PA 15145

RALPH J TEGNELIA, late of Rostraver Township, Westmoreland County, PA
 Exrx.: Marianne Miller
 932 Razzando Street
 Belle Vernon PA 15012
 Atty.: David K. Lucas
 David K. Lucas & Associates

JOHN J VINCZE, a/d, JOHN J VINCZE JR, late of New Alexandria Borough, Westmoreland County, PA
 Exr.: Timothy J Vincze
 112 E. Main Street
 New Alexandria PA 15670
 Atty.: Diane E. Murphy

MARY ANN WATT, late of Unity Township, Westmoreland County, PA
 Admr.: John Watt
 3206 Rt 119
 New Alexandria PA 15670
 Atty.: Richard W. Schimizzi

BOYD L WOLFF, a/d, BOYD LAWRENCE WOLFF, late of Salem Township, Westmoreland County, PA
 Exrx.: Lisa Eckenrode
 927 Sunset Drive
 Greensburg PA 15601
 Atty.: Scott A Fatur
 43 Greensburg Street, Suite C
 Delmont PA 15626

THIRD PUBLICATION

EILEEN ALEXANDER, late of Municipality of Murrysville, Westmoreland County, PA
 Exr.: Carol L Buterbaugh
 4105 Verner Court
 Murrysville PA 15668
 Atty.: Molly M Greenan

FLORINE A ANDERSON, late of Southwest Greensburg Borough, Westmoreland County, PA
 Exr.: Thomas M Anderson
 106 Hedgewood Circle
 Greensburg PA 15601

BLAIR T ANKNEY, a/d, BLAIR ANKNEY, late of City of Jeannette, Westmoreland County, PA
 Admr.: Jeremy Knopsnider
 1979 Quaker Valley Rd, Apt B
 Fishertown PA 15539
 Atty.: Richard M Conte
 Pine Center Suite Two, 2090 Harrison Avenue
 Jeannette PA 15644

LINDA BROKER, late of Washington Township, Westmoreland County, PA
 Exr.: Jeffrey J Broker
 250 Adams Ct
 Apollo PA 15613
 Atty.: Peggy Hooker

JAMES ERNEST CROOKS, a/d, JAMES E CROOKS, late of West Newton Borough, Westmoreland County, PA
 Admr.: Michale R Crooks
 410 N Water St, Apt 8C
 West Newton PA 15089
 Atty.: Douglas S Sepic
 Sepic Law
 892 Vanderbilt Rd
 Connellsville PA 15425

JEANNETTE HILE, a/d, ANNA JEANNETTE HILE, a/d, ANNA J HILE, a/d, JEANNETTE MCELROY HILE, late of Hempfield Township, Westmoreland County, PA
 Exr.: Robert Clay Hile
 5415 Rice Rd
 Chambersburg PA 17202
 Atty.: Joseph R. Govi

DAVID W. HIXENBAUGH, late of City of Lower Burrell, Westmoreland County, PA
 Exr.: Kimberly Salak
 221 Kentucky Dr
 Lower Burrell PA 15068
 Atty.: Robert B. Liotta
 Liotta Law Offices PLLC

ROBERT W. HOUSHOLDER, a/d, ROBERT WILLIAM HOUSHOLDER, late of Washington Township, Westmoreland County, PA
 Exr.: Marilyn A Housholder
 155 Pine Run Church Road
 Apollo PA 15613
 Atty.: Robert A Cinpinski
 200 North Jefferson Street
 Kittanning PA 16201

CHARLES E HURT, a/d, CHARLES EDWARD HURT, late of Ligonier Township, Westmoreland County, PA
 Exrs.: Robert E Johnson
 98 Hi Acre Drive
 Ligonier PA 15658
 David Roney
 125 Valleyview Drive
 Ligonier PA 15658
 Atty.: George V. Welty
 Welty & Welty LLP

MARY ELLEN KACHONIK, late of Derry Township, Westmoreland County, PA
 Exr.: James J. Kachonik
 753 Victoria Way
 Derry PA 15627
 Atty.: Adam J. Long
 Long & Long

HELEN JOYCE MATTY, a/d, HELEN J MATTY, a/d, JOYCE MATTY, late of Rostraver Township, Westmoreland County, PA
 Exrs.: Dean E Matty
 24651 Sugar Hill Rd
 Carrollton VA 23314
 Marie J Slagus
 4058 State Rt 51
 Belle Vernon PA 15012

NANCY MCFALL, a/d, ROSE ANN MCFALL, a/d, ROSE A MCFALL, late of City of Arnold, Westmoreland County, PA
 Exr.: Robert McFall Jr
 260 McLaughlin Drive
 New Kensington PA 15068
 Atty.: Frank J Pallone Jr

KATHY A MCGEARY, late of City of Latrobe, Westmoreland County, PA
 Exrs.: Kelly A Hines
 1204 Trent Drive
 Latrobe PA 15650

B YVONNE PARSON, a/d, BEATRICE YVONNE PARSON, a/d, BEATRICE Y PARSON, late of Penn Township, Westmoreland County, PA
 Exrcs.: Janet L Parson
 435 Hemlock Road
 Trafford PA 15085
 Doris L Parson
 56 Roscoe Street
 Pittsburgh PA 15203
 Atty.: Todd T Turin
 Turin DeMatt & Cavanaugh PC

MARY ANN SHEELE, late of Cook Township, Westmoreland County, PA
 Exr.: Traci Lyn Usher
 216 Third Ave
 Scottdale PA 15683
 Atty.: Kevin G Henderson
 319 Pittsburgh Street
 Scottdale PA 15683

ALBERT E STEVENSON, a/d, ALBERT E STEVENSON JR, late of Hempfield Township, Westmoreland County, PA
 Exr.: Leslie King
 1353 Conway St
 Greensburg PA 15601
 Atty.: Matthew A. Curiale
 Law Office of Matthew A. Curiale

LEGAL NOTICES

**NOTICE OF INCORPORATION
 Nonprofit Business Corporation**

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 4th day of December, 2024, for the purpose of obtaining a Certificate of Incorporation for a nonprofit business corporation organized under the Nonprofit Business Corporation Law of 1988, as amended. The name of the corporation is **MUSKIE'S BRIDGE INC.**

Marjorie A. Marotta, Esquire
 BRZUSTOWICZ & MAROTTA, P.C.
 4160 Washington Road, Suite 208
 McMurray, PA 15317
 724-942-3789

17 Jan

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
 OF WESTMORELAND COUNTY,
 PENNSYLVANIA
 No. 4919 of 2024

In re: Petition of Lynn Marie Rice & Nicholas David Grigorovich for change of name to Lynn Rice Farren & Nicholas David Farren

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 21st day of January, 2025, 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.

Adam J. Baker, Esq.
 Cafardi Ferguson + Wyrick
 2605 Nicholson Road, Suite 2101
 Sewickley, PA 15143
 412-515-8900

17 Jan

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 4531 of 2024

In re: Petition of Ryan Skuta, parent and legal guardian of Logan Gene Brown for change of name to Logan Gene Skuta

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 31 day of January, 2025, at 11:15 A.M., as the time and the Westmoreland County Courthouse, Courtroom No. 2, 2 North Main Street, Greensburg, PA, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

17 Jan

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 5025 of 2024

In re: Petition of Mary Ricks, parent and legal guardian of Davonte Camden Guynn for change of name to Davonte Camden Ricks

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 21 day of February, 2025, at 1:15 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.

17 Jan

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 5026 of 2024

In re: Petition of Donte James Guynn for change of name to Donte James Ricks

To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed the 21 day of February, 2025, at 1:15 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.

17 Jan

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 24CJ04885

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,
vs.

Unknown Heirs, and/or Administrators to the Estate of Cheryl L. Polliard, Defendant

TO: Unknown Heirs, and/or Administrators to the Estate of Cheryl L. Polliard

You are hereby notified that Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Westmoreland County, Pennsylvania, docketed to No. 24CJ04885, seeking to foreclose the mortgage secured by the real estate located at 100 5th Avenue, Latrobe, PA 15650.

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

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

17 Jan

IN THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PA ORPHANS' COURT DIVISION

No: 65-24-2913

IN RE: Tax Map No. 21-02-03-0-248, located in Borough of Mount Pleasant, Westmoreland County, Pennsylvania, being a vacant lot located along West Main Street in the Borough of Mount Pleasant, being the same parcel acquired by the Borough of Mount Pleasant, by Deed dated July 26, 2008, from Nancy H. Gormley, a single woman, recorded August 15, 2008, in the Recorder of Deeds Office of Westmoreland County, Pennsylvania, at Instrument No. 200808150034386.

NOTICE TO THE PUBLIC AND OTHER PARTIES IN INTEREST

NOTICE is hereby given that Leslie J. Mlakar, Solicitor for the Borough of Mount Pleasant, has filed a Petition with the Court of Common Pleas of Westmoreland County, Pennsylvania for the sale of Borough of Mount Pleasant Property, Tax Map No. 21-02-03-0-248. The said parcel of real estate consists of vacant land along West Main Street in the Borough of Mount Pleasant, being the same property acquired by the Borough of Mount Pleasant by Deed dated July 26 ,2008, from Nancy H. Gormley, a single woman, recorded in the Recorder of Deeds Office of Westmoreland County, as Instrument No. 200808150034386.

A hearing will be held at the place, date and time set forth below for the purposes of passing upon said Petition to Sell Real Property and Apply Proceeds to Recreational Purposes. Any resident of the Borough of Mount Pleasant or any group or organization of residents of the Borough of Mount Pleasant shall have the right to file a protest and, in the discretion of the court, shall be entitled to be heard in person or by counsel or to intervene in such an action and to be a party thereto.

PLACE: Westmoreland County Courthouse Courtroom No. 2
The Honorable Harry F. Smail, Jr.

DATE: March 21, 2025

TIME: 10:30 am

Leslie J. Mlakar, Esquire
Solicitor, Mount Pleasant Borough
117 N. Main Street
Greensburg, PA 15601

17/24/31 Jan

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **THE HILL FAMILY TRUST DATED APRIL 10, 2000**. Valjeen M. Hill (the "decedent") late of Arnold, Westmoreland County, Pennsylvania, died on December 5, 2024. All persons having claims against the decedent or this trust are requested to make the same known to Valerie J. Demeio, Trustee, at 1725 Fifth Avenue, Arnold, PA 15068. All persons indebted to the decedent or this trust are requested to make payment without delay to Valerie J. Demeio, Trustee, at the same address.

SAMUEL R. COURY
Attorney at Law
1725 Fifth Avenue
Arnold, PA 15068

17/24/31 Jan

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the administration of **THE CAMILLE ANNE HYLAND LIVING TRUST DATED NOVEMBER 16, 2023**. Camille Anne Hyland (the "decedent") late of Vandergrift, Westmoreland County, Pennsylvania, died on April 30, 2024. All persons having claims against the decedent or this trust are requested to make the same known to Bruce Michael Hyland, Trustee, at 1725 Fifth Avenue, Arnold, PA 15068. All persons indebted to the decedent or this trust are requested to make payment without delay to Bruce Michael Hyland, Trustee, at the same address.

SAMUEL R. COURY
Attorney at Law
1725 Fifth Avenue
Arnold, PA 15068

17/24/31 Jan

**NOTICE OF VOLUNTARY DISSOLUTION
Business Corporation**

Notice is hereby given that **KREISER DISTRIBUTING CO., INC.**, a Pennsylvania corporation, is winding up its affairs in the manner prescribed by the Pennsylvania Business Corporation Law of 1988, as amended, as of December 21, 2024 so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

17 Jan

**AUDIT OF ACCOUNTS
TO BE HEARD**

NOTICE BY KATIE PECARCHIK, Register of Wills and Clerk of the Orphans' Court, Division of the Common Pleas Court.

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

**ACCOUNTS PRESENTED
FOR CONFIRMATION**

AUDIT TO BE HEARD January 21, 2025
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. JAMES E. SLEEK—Jeffrey L. Berkey Admr c.t.a—Jeffrey L. Berkey
2. DANIEL CASTELLI, a/d DANIEL JOHN CASTELLI, a/d DANIEL J. CASTELLI—Kallie Ann Wehrer Exrx—Jacob M. Fabian
3. SHURLA M. MASTRILLI—Zoe M. Mastrilli Exrx—Nicole M. Pardus
4. JOHN D. DOWNING—Laura Painter Melinda Kasper Exrxs—Richard W. Schimizzi
5. JOSEPH A. DUGAN, III—Judith K. Dugan Admrx—Theodore M. Trbovich
6. SHIRLEY M. BAREFOOT, a/d SHIRLEY MARGARET BAREFOOT—Ashley Q. Galbraith Exrx—Todd T. Turin

AUDIT NOTICE

Notice is hereby given to all CREDITORS, HEIRS, LEGATEES, DEVISEES, AND ALL OTHER PERSONS interested, that an Audit List will be made up on foregoing Accounts and said list will be called by the Honorable Harry F. Smail, Jr., Judge of the Orphans' Court, Division of the Common Pleas Court, Westmoreland County, at the Westmoreland County Courthouse, Greensburg, Pennsylvania, on January 21, 2025 at 9:00 A.M. Prevailing Time in Courtroom 2.

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

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

10/17 Jan

SHERIFF SALES

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

MONDAY, MARCH 3, 2025

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

CONDITIONS OF SALE

ALL SUCCESSFUL BIDDERS SHALL PAY TEN PERCENT (10%) OF THE BID IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK MADE PAYABLE TO THE "SHERIFF OF WESTMORELAND COUNTY" WHEN THE PROPERTY IS CALLED FOR BID, AND THE BALANCE ON OR BEFORE MARCH 13, 2025 (WHICH IS 10 DAYS FROM SALE DATE) AT 11:00 A.M., AT WHICH TIME THE PROPERTY WILL BE RESOLD IF THE BALANCE IS NOT PAID; AND IN SUCH CASE, ALL MONEYS PAID IN AT ORIGINAL SALE SHALL BE APPLIED TO ANY DEFICIENCY IN THE PRICE AT WHICH PROPERTY IS RESOLD. HOWEVER, IF THE SALE HAS BEEN PREVIOUSLY ADJOURNED TO THIS DATE, THE SUCCESSFUL BIDDER SHALL PAY THE FULL AMOUNT OF THE BID AT THE TIME OF SALE. IN ALL CASES, IF THE SUCCESSFUL BIDDER IS THE PLAINTIFF IN THE WRIT OF EXECUTION, THEN THE ENTIRE AMOUNT OF THE BID SHALL BE PAID IN TEN (10) DAYS. IF PLAINTIFF FAILS TO PAY THE PURCHASE MONEY, THE SHERIFF MAY RETURN THE WRIT "REAL ESTATE UNSOLD" STATING IN THE RETURN THAT THE SALE WAS HELD PURSUANT TO THE WRIT, AND THAT THE PLAINTIFF WAS THE SUCCESSFUL BIDDER AT THE SALE AND THAT THE PLAINTIFF FAILED TO PAY THE BID AND COMPLETE THE SALE AND THE PLAINTIFF SHALL THEREUPON FORFEIT ALL MONEYS ADVANCED BY HIM, WHICH MONEYS SHALL BE APPLIED BY THE SHERIFF FIRST TO COSTS ON THE WRIT AND SECOND TO LIENS IN ORDER OF THEIR PRIORITY. IN ADDITION TO PRICE, ALL SUCCESSFUL BIDDERS ARE BOUND AND REQUIRED TO PAY THE COUNTY REALTY TRANSFER TAX, WHICH IS REQUIRED FOR THE PURPOSE OF RECORDING THE DEEDS. HOWEVER, PURSUANT TO 72 P.S. 8101-C, ET SEQ., THE PENNSYLVANIA REALTY TRANSFER TAX WILL BE PAID BY THE SHERIFF OUT OF THE PROCEEDS OF THE SALE. PURCHASERS MUST RECORD THEIR OWN DEEDS AND PAY THE NECESSARY RECORDING FEES. PURSUANT TO PA R.C.P., RULE 3136, NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS FROM DATE OF SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO, WITHIN TEN (10) DAYS

THEREAFTER. NO FURTHER NOTICE OF THE FILING OF THE SCHEDULE OF DISTRIBUTION IS REQUIRED.

BY VIRTUE OF THE WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF WESTMORELAND COUNTY, PENNSYLVANIA, AND TO THE SHERIFF OF WESTMORELAND COUNTY, DIRECTED, THERE WILL BE EXPOSED TO SALE AT PUBLIC VENUE OR OUTCRY AT THE COURT HOUSE IN THE CITY OF GREENSBURG, PENNSYLVANIA, ON MARCH 3, 2025 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.
Property of: Ronald G. Picone Sr., a single person and Ronald G. Picone II, a married person
Execution No.: 19CJ02388
Judgment Amt.: \$39,967.99
Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611
ALL the right, title, interest and claim of: Ronald G. Picone Sr., a single person and Ronald G. Picone II, a married person of in and to:
Township of North Huntingdon; 1922 Bernice Drive, North Huntingdon, PA 15642; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 200505110023155
TAX MAP# 54-06-14-0-145

2.
Property of: David J. Shincovich, Jr. and Nicole R. Davis
Execution No.: 5833 of 2019
Judgment Amt.: \$110,166.71
Attorney: Andrew J. Marley, 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: David J. Shincovich, Jr. and Nicole R. Davis of in and to:
Youngwood boro; 24 South 6th Street, Youngwood, PA 15697; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200906100022217
TAX MAP# 41-01-15-0-112

3.
Property of: ROSEMARY C. HOOPER A/K/A ROSEMARY HOOPER and WILLIAM HESS
Execution No.: 19-CI-06132
Judgment Amt.: \$51,161.06
Attorney: POWERS KIRN, LLC, Eight Neshaminy Interplex Suite 215 Trevoze, PA 19053
ALL the right, title, interest and claim of: ROSEMARY C. HOOPER A/K/A ROSEMARY HOOPER and WILLIAM HESS of in and to:
CITY OF NEW KENSINGTON; 840 ANDERSON STREET, NEW KENSINGTON, PA 15068; 14 AND 15; 40 X 121 X IR; Residential property. INSTRUMENT #: 200604250018975
TAX MAP# 24-03-16-0-246

4.
Property of: IRON AND STEEL REALTY INVESTMENTS, LLC
Execution No.: 31 OF 2020
Judgment Amt.: \$9,311.32
Attorney: Jeffrey T. Olup, Esquire, 223 Second Street, Monongahela, PA 15063 (724) 258-7000
ALL the right, title, interest and claim of: IRON AND STEEL REALTY INVESTMENTS, LLC of in and to:
ROSTRAVER TOWNSHIP; 1100 WILLOWBROOK ROAD, BELLE VERNON, PA 15012; 1.0; A RESIDENTIAL DWELLING AND GARAGE; INSTRUMENT #: 201510300037817
TAX MAP# 56-06-16-0-051-00-000

5.
Property of: JASON E. LESKO
Execution No.: 21CJ04314
Judgment Amt.: \$268,896.12
Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
ALL the right, title, interest and claim of: JASON E. LESKO of in and to:
Township of Hempfield; 108 Janyce Drive Greensburg, PA 15601 108 Janyce Drive Greensburg, PA 15601 108 Janyce Drive Greensburg, PA 15601 108 Janyce Drive Greensburg, PA 15601 108 Janyce Drive Greensburg, PA 15601; LOT 314 HSE S/POOL; A RESIDENTIAL DWELLING; INSTRUMENT #201410160033766
TAX MAP# 50-20-07-0-105

6.
Property of: Pamela J. Ross
Execution No.: 22CJ00689
Judgment Amt.: \$210,913.73
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
ALL the right, title, interest and claim of: Pamela J. Ross of in and to:
City of Greensburg; 1120 Sandstone Road, Greensburg, PA 15601; 349; Residential Dwelling; INSTRUMENT #: 201901300002734
TAX MAP# 10-01-08-0-183

7.
Property of: Shawn McCracken, known Heir of Donald McCracken, Jr., deceased, Kevin McCracken, known Heir of Donald McCracken, Jr., deceased, Maureen McCracken, known Heir of Donald McCracken, Jr., deceased, Mary McGarity, known Heir of Donald McCracken, Jr., deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Donald McCracken, Jr., deceased
Execution No.: 3293of2022
Judgment Amt.: \$36,010.49
Attorney: LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087
ALL the right, title, interest and claim of: Shawn McCracken, known Heir of Donald McCracken, Jr., deceased; Kevin McCracken, known Heir of Donald McCracken, Jr., deceased; Maureen McCracken,

known Heir of Donald McCracken, Jr., deceased; Mary McGarity, known Heir of Donald McCracken, Jr., deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Donald McCracken, Jr., deceased of in and to:

Borough of West Newton (formerly Rostraver Township); 305 Spring Lane, West Newton, PA 15089; Residential Dwelling; INSTRUMENT #: 200404010018040

TAX MAP# 39-02-01-0-054

8.

Property of: David E. Leach, Jr., a/k/a David E. Leach, solely in his capacity as Executor of the Estate of Janine D. Edmundson and John V. Edmundson As heir of the estate of Janine D. Edmundson, Deceased and Joseph E. Lowe As heir of the estate of Janine D. Edmundson, Deceased and Stephen Edmundson As heir of the estate of Janine D. Edmundson, Deceased

Execution No.: 22CJ03653

Judgment Amt.: \$114,048.80

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: David E. Leach, Jr., a/k/a David E. Leach, solely in his capacity as Executor of the Estate of Janine D. Edmundson and John V. Edmundson As heir of the estate of Janine D. Edmundson, Deceased and Joseph E. Lowe As heir of the estate of Janine D. Edmundson, Deceased and Stephen Edmundson As heir of the estate of Janine D. Edmundson, Deceased of in and to:

Rostraver twp; 1050 Fells Church Road, Belle Vernon, PA 15012; N/A; RESIDENTIAL REAL ESTATE; DBV: 3460 and Page 008 Instrument # 13596

TAX MAP# 56-05-00-0-026

9.

Property of: AMANDA WOZNICK and TIMOTHY J. WOZNICK

Execution No.: 22CJ04491

Judgment Amt.: \$168,150.91

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

ALL the right, title, interest and claim of: AMANDA WOZNICK and TIMOTHY J. WOZNICK of in and to:

TOWNSHIP OF ROSTRAVER AND BOROUGH OF NORTH BELLE VERNON; 119 Beaumont Street Belle Vernon, PA 15012; NA; A RESIDENTIAL DWELLING; INSTRUMENT #202103190011035

TAX MAP# 26-02-06-0-005 & 56-16-06-0-152

10.

Property of: Dade Peter Varsafsky

Execution No.: 22CJ04498

Judgment Amt.: \$267,488.51

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Dade Peter Varsafsky of in and to:

Township of Hempfield; 510 Westchester Drive, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201801030000313

TAX MAP# 50-29-10-0-041

11.

Property of: JOSEPH D. SCHMIDT

Execution No.: 23CJ00405

Judgment Amt.: \$60,285.44

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

ALL the right, title, interest and claim of: JOSEPH D. SCHMIDT of in and to:

MUNICIPALITY OF MURRYSVILLE; 2977 Hills Church Road Export, PA 15632; HOUSE & PT LOT; A RESIDENTIAL DWELLING; INSTRUMENT NUMBER: 201111010040100

TAX MAP# 49-15-00-0-129

12.

Property of: Sydney Hayden, Executrix of the Estate of David Albert Hayden, Jr. deceased

Execution No.: 23CJ01718

Judgment Amt.: \$208,684.46

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

ALL the right, title, interest and claim of: Sydney Hayden, Executrix of the Estate of David Albert Hayden, Jr. deceased of in and to:

Township of East Huntingdon; 319 Miller Lane, Ruffs Dale, PA 15679; Betty M. Leighty Subdivision/Parcel A; Residential Dwelling; INSTRUMENT #: 202004130010498

TAX MAP# 47-04-00-0-050

13.

Property of: The Unknown Heirs of William V. Mitchell, Deceased

Execution No.: 23CJ02818

Judgment Amt.: \$124,397.59

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 William V. Mitchell, Deceased of in and to:

TOWNSHIP OF LOWER BURRELL, 147 Wayne Drive Lower Burrell, PA 15068; HSE GAR LOT 11; A RESIDENTIAL DWELLING; Book 1965 Page 616

TAX MAP# 17 03 11 0 087

14.

Property of: John W. Aston and Karen J. Aston

Execution No.: 23CJ03333

Judgment Amt.: \$226,658.04

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: John W. Aston and Karen J. Aston of in and to:

Youngwood boro; 606 South Sixth Street, Youngwood, PA 15697; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200611020053897

TAX MAP# 41-02-03-0-075

15.

Property of: UNITY MINES LLC

Execution No.: X 3814 OF 2023

Judgment Amt.: \$3,714,074.20

Attorney: KERI P. EBECK, ESQ., BERNSTEIN BURKLEY, 601 GRANT STREET – 9TH FLOOR, PITTSBURGH, PA 15219, 412-456-8100, KEBECK@BERNSTEINLAW.COM, PA ATTORNEY ID. # 91298

ALL the right, title, interest and claim of: UNITY MINES LLC of in and to:

DERRY TOWNSHIP; COAL LOADER DRIVE, DERRY, PA 15627; CHESTNUT RIDGE ROAD, LATROBE PA 15650; ROUTE 217, LATROBE, PA 15650; WATERWORKS ROAD, LATROBE, PA; LEE VALLEY ROAD, DERRY PA 15627; AND KINGSTON CLUB ROAD, LATROBE, PA 15650; 1,067; METAL BUILDING AND OLD RAILWAY TRACKS ON COAL LOADER DRIVE PROPER; TWO OFFICE TRAILERS ON LEE VALLEY ROAD; DEED INSTRUMENT ## 202205310019353 202205310019364

TAX MAP# 45-41-00-0-023-90-100; 45-41-00-0-039-90-100; 45-41-00-0-073-90-120; 45-41-00-0-120-90-100; 45-41-04-0-036; 45-41-04-0-041; 45-45-00-0-053-90-130; 45-45-00-0-134-90-100; 45-28-00-0-067-99-001.

Disclaimer by Sheriff: Tax map numbers ending in 90-100, 90-120, 90-130 refer only to the Mineral/Coal rights, and not the surface land on those properties. Tax Map Numbers ending in 99-001 refer to a Trailer/Mobile Home and not the surface property.

16.

Property of: Middle Daughter Industries, LLC

Execution No.: 4456 of 2023

Judgment Amt.: \$395,599.87

Attorney: Andrew P. Carroll, 2001 Market Street, Suite 2620, Philadelphia, PA 19103 (215) 640-5835

ALL the right, title, interest and claim of: Middle Daughter Industries, LLC, Pop's Pub & Grub Inn, LLC, Todd D. Humes and Sheri L. Humes of in and to:

Ligonier Township; 1129 US-30, Laughlinton, PA 15655; 2 acres; Commercial Building/Bar & Restaurant; Mortgage DEED INSTRUMENT # 201909170028002

TAX MAP# 51-31-00-0-031

17.

Property of: ALIZE STILITINO

Execution No.: 23CJ04686

Judgment Amt.: \$83,073.46

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

ALL the right, title, interest and claim of: ALIZE STILITINO A/K/A ALIZEA STILITINO, INDIVIDUALLY, AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARY STONE; MELANIE MCELVEEN A/K/A MELANIE SANFORD A/K/A MELANIE STONE, IN HER CAPACITY AS HEIR OF MARY STONE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY STONE of in and to:

NEW KENSINGTON CITY; 1735 REBECCA STREET NEW KENSINGTON, PA 15068; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #202209210033282
TAX MAP# 24-03-04-0-123

18.

Property of: John E. Felgar

Execution No.: 23CJ05094

Judgment Amt.: \$136,262.77

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: JOHN E. FELGAR of in and to:

CITY OF LOWER BURRELL; 3169 INDIANA DR, LOWER BURRELL, PA 15068; Lots 49, 50 and 51; A RESIDENTIAL DWELLING; 202110200043572

TAX MAP# 17-04-13-0-139

19.

Property of: SARAH J. BARONIE

Execution No.: 45 OF 2024

Judgment Amt.: \$37,625.83

Attorney: KAMINSKY, THOMAS, WHARTON, LOVETTE & VIGNA, 360 STONYCREEK STREET, JOHNSTOWN, PA 15901, PHONE: 814-535-6756

ALL the right, title, interest and claim of: SARAH J. BARONIE of in and to:

Township of Mount Pleasant, Westmoreland County; HOUSE GAR LOT 93 X 106 X IR; 201811010035004; 302 Crestview Drive, Acme, PA 15610

TAX MAP# 53-28-08-0-001.

21.

Property of: Anthony D. Scalise

Execution No.: 604 OF 2024

Judgment Amt.: \$55,369.11

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: ANTHONY D. SCALISE of in and to:

CITY OF NEW KENSINGTON; 715 CARL AVE, NEW KENSINGTON, PA 15068; A RESIDENTIAL DWELLING; 202007280023015

TAX MAP# 24-01-16-0-319

22.

Property of: Adam A. Pavlik and Amanda Pavlik

Execution No.: 24CJ00756

Judgment Amt.: \$173,882.04

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: Adam A. Pavlik and Amanda Pavlik of in and to:

Township of Ligonier; 102 Oakview Drive, Ligonier, PA 15658; Residential Dwelling; DEED INSTRUMENT #: 201902150004361

TAX MAP# 51-17-09-0-086

23.

Property of: Dawn R. Guy and Thomas Guy

Execution No.: 24CI01003

Judgment Amt.: \$51,350.76

Attorney: Matthew C. Faling, 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: Dawn R. Guy and Thomas Guy of in and to:

Avonmore boro; 221 Westmoreland Avenue, Avonmore, PA 15618; N/A; RESIDENTIAL REAL ESTATE; Instrument # 200608310043031

TAX MAP# 04-01-10-0-042

24.

Property of: Philip P. Fyock, Sr. a/k/a Philip Fyock Sr.

Execution No.: 24CJ01028

Judgment Amt.: \$78,233.11

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

ALL the right, title, interest and claim of: Philip P. Fyock, Sr. a/k/a Philip Fyock Sr. of in and to:

Borough of Delmont; 223 Church Street, Delmont, PA 15626; :173; Residential Dwelling; INSTRUMENT #: 201101110001536

TAX MAP# 25-02-13-0-075

25.

Property of: Lisa Derbaum, known Heir of Robert A. Firestone, deceased, Nancy Stepinsky, known Heir of Robert A. Firestone, deceased, Wendy VanDyke, known Heir of Robert A. Firestone, deceased, Robert A. Firestone, Jr., known Heir of Robert A. Firestone, deceased, Karen Firestone, known Heir of Robert A. Firestone, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert A. Firestone, deceased

Execution No.: 24CJ01070

Judgment Amt.: \$59,284.76

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

ALL the right, title, interest and claim of: Lisa Derbaum, known Heir of Robert A. Firestone, deceased; Nancy Stepinsky, known Heir of Robert A. Firestone, deceased; Wendy VanDyke, known Heir of Robert A. Firestone, deceased; Robert A. Firestone, Jr., known Heir of Robert A. Firestone, deceased; Karen Firestone, known Heir of Robert A. Firestone, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert A. Firestone, deceased of in and to:

Borough of Scottsdale; 320 South Broadway Street, Scottsdale, PA 15683; 7; Residential Dwelling; DBV 2962 PG# 342

TAX MAP# 30-02-06-0-278

27.

Property of: Akeilla Goater

Execution No.: 2018 of 2024

Judgment Amt.: \$35,404.28

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: AKEILLA GOATER of in and to:

CITY OF JEANETTE; 111 -111 1/2 NORTH 3RD STREET, A/K/A 111 NORTH 3RD STREET, JEANETTE, PA 15644; Lot 94; A RESIDENTIAL DWELLING; 202401080000641

TAX MAP# 14-02-09-0-118

28.

Property of: KENNETH R. DEWING

Execution No.: 24CJ02199

Judgment Amt.: \$46,388.69

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole C. Rizzo, Esquire PA ID No. 332712/ 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: KENNETH R. DEWING of in and to:

HEMPFIELD TOWNSHIP; 2302 HUNTER RD GREENSBURG, PA 15601; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 200312240100379

TAX MAP# 50-21-14-0-006

29.

Property of: Lewis Kevin Long

Execution No.: 24CJ02659

Judgment Amt.: \$29,702.68

Attorney: Matthew C. Faling, 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: Lewis Kevin Long of in and to:

Unity Twp; 154 Ice House Rd a/k/a RD 7 Box 12, Latrobe, PA 15650; N/A; RESIDENTIAL REAL ESTATE; Instrument # 201310110041468

TAX MAP# 61-09-12-0-006 and 61-09-12-0-007

30.

Property of: Craig A. Emerson

Execution No.: 24CJ02664

Judgment Amt.: \$134,725.22

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: CRAIG A. EMERSON of in and to:

BOROUGH OF DERRY; 137 E 3RD STREET, DERRY, PA 15627; Lot No. 48; A RESIDENTIAL DWELLING; 202303350004364

TAX MAP# 06-01-10-0-046 a/k/a 06-00754-00000

31.

Property of: Junior J. Marquina Cantor and Staci E. Marquina Cantor

Execution No.: 2679 OF 2024

Judgment Amt.: \$281,790.73

Attorney: Robert P. Wendt, Esq., 275 Curry Hollow Road, Bldg. 1, Suite 280, Pittsburgh, PA 15236, Phone # 914-219-5787x490

ALL the right, title, interest and claim of: Junior J. Marquina Cantor and Staci E. Marquina Cantor of in and to:

South Huntingdon Township; 1008 Mt. Pleasant Road, West Newton, PA 15089; 1.00; HSE SHED; DEED INSTRUMENT #202107020027307

TAX MAP# 59-05-00-0-012

32.

Property of: ANDREW M. FUOSS; CONNIE M FUOSS

Execution No.: 24CJ02861

Judgment Amt.: \$77,101.65

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

ALL the right, title, interest and claim of: ANDREW M. FUOSS; CONNIE M FUOSS of in and to:

MOUNT PLEASANT BOROUGH; 157 N DIAMOND ST MOUNT PLEASANT, PA 15666-1436; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200710220049693

TAX MAP# 21-01-15-0-209

33.

Property of: Joel William Culler and Neisy Culler, husband and wife

Execution No.: 24CJ02998

Judgment Amt.: \$157,988.98

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

ALL the right, title, interest and claim of: Joel William Culler and Neisy Culler, husband and wife of in and to:

Township of East Huntingdon; 216 Hunter Drive, Scottdale, PA 15683; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202102030004463

TAX MAP# 47-17-01-0-121

34.

Property of: Daniel E. Earnest

Execution No.: 24CJ03042

Judgment Amt.: \$242,265.00

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: DANIEL E. EARNEST of in and to:

TOWNSHIP OF PENN; 1045 REDOAK DR, HARRISON CITY, PA 15636; Lot No. 23; A RESIDENTIAL DWELLING; 201310180042432

TAX MAP# 55-04-13-0-045

35.

Property of: WILLIAM A. WEICHLER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM F. WEICHLER

Execution No.: 24CJ03102

Judgment Amt.: \$155,520.82

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole C. Rizzo, Esquire PA 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: WILLIAM A. WEICHLER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM F. WEICHLER of in and to:

WASHINGTON TOWNSHIP; 145 SHELBY LANE APOLLO, PA 15613; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT #200201080001479

TAX MAP# 63-15-00-0-104

37.

Property of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Florence J. Dorohovich, Deceased

Execution No.: 3328 of 2024

Judgment Amt.: \$85,020.51

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

ALL the right, title, interest and claim of: Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Florence J. Dorohovich, Deceased of in and to:

City of Jeannette; 805 Patterson Avenue, Jeanette, PA 15644; Byers Park Plan; Lots Nos. 528 and 529; 9,600 square feet; Residential property.

TAX MAP# 14-03-04-0-221

38.

Property of: Keith W. Price

Execution No.: 24CJ03358

Judgment Amt.: \$26,875.67

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: KEITH W. PRICE of in and to:

CITY OF MONESSEN; 1201 MCMAHMAN AVE, MONESSEN, PA 15062; Lot 2271; A RESIDENTIAL DWELLING; 200708090037599

TAX MAP# 20-02-06-0-141

39.

Property of: BRYAN E. GORDON

Execution No.: 24CJ03368

Judgment Amt.: \$123,833.31

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Nicole C. Rizzo, Esquire PA 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: BRYAN E. GORDON of in and to:

Latrobe, City; 10 ROMAR AVENUE LATROBE, PA 15650; N/A; A RESIDENTIAL DWELLING; DEED INSTRUMENT # 201410100033074

TAX MAP# 45-41-13-0-023

40.

Property of: Estate of Dwayne S. Bailey, deceased

Execution No.: X3377 of 2024

Judgment Amt.: \$190,578.58

Attorney: James S. Lederach, P.O. Box 342, Scottdale, PA 15683; (724) 887-3600

ALL the right, title, interest and claim of: Estate of Dwayne S. Bailey, deceased, by his executrix, Suzanne Bailey of in and to:

East Huntingdon Township; 773 Homestead Avenue, Scottdale, PA 15683; 0.45 of an acre; single-family residential dwelling; DEED INSTRUMENT # 201002020003630

TAX MAP# 47-13-05-0-029

41.

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

Execution No.: 24CJ03531

Judgment Amt.: \$63,030.29

Attorney: Katherine M. Wolf, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611

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

City of Jeannette; 216 West Virginia Way, Jeannette, PA 15644; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 202207280026937

TAX MAP# 14-02-09-0-576

42.

Property of: Patrick J. Klingensmith and Tami L. Klingensmith

Execution No.: 24CJ03571

Judgment Amt.: \$45,034.96

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: PATRICK J. KLINGENSMITH AND TAMI L. KLINGENSMITH of in and to:

CITY OF JEANNETTE; 223 NORTH SECOND STREET, JEANNETTE, PA 15644; Northerly one-half of Lot No. 52; A RESIDENTIAL DWELLING; Volume 3715, Page 458

TAX MAP# 14-02-09-0-259

43.

Property of: Carl E. Reynolds

Execution No.: 24CJ03589

Judgment Amt.: \$24,715.53

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: Carl E. Reynolds of in and to:

Township of Mount Pleasant; 189 Apollo Road, Mount Pleasant, PA 15666; Residential Dwelling; DBV 3375 PG 486

TAX MAP# 53-07-14-0-027 / 53-07-14-0-040

44.

Property of: Timothy M. Yurick and Debra L. Yurick

Execution No.: 3593 of 2024

Judgment Amt.: \$46,670.63

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

ALL the right, title, interest and claim of: Timothy M. Yurick and Debra L. Yurick of in and to:

Township of North Huntingdon; 13429 Ridge Road, North Huntingdon, PA 15642; Lot No. 2 in the Yurick Plan; unknown; Single-Family Dwelling; INSTRUMENT #: 200509200049594

TAX MAP# 54-10-02-0-029

45.

Property of: MICHAEL MONSOUR AKA MICHAEL A. MONSOUR

Execution No.: 24CJ03694

Judgment Amt.: \$237,559.51

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

ALL the right, title, interest and claim of: MICHAEL MONSOUR AKA MICHAEL A. MONSOUR of in and to:

Municipality of Murrysville; 3560 Meadow Gate Drive Murrysville, PA 15668; HSE-LOT 9; A RESIDENTIAL DWELLING; Book Page INSTRUMENT #201808170026221

TAX MAP# 49 10 11 0 035 49-10-11-0-035

46.

Property of: Natalie A. Petrosky

Execution No.: 24CJ03863

Judgment Amt.: \$73,830.22

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: NATALIE A. PETROSKY of in and to:

CITY OF MONESSEN; 17 WASHINGTON DRIVE, MONESSEN, PA 15062; Lot 10; A RESIDENTIAL DWELLING; 201905020012389

TAX MAP# 20-02-16-0-169

47.

Property of: Sierra Close, single, and John Close, single, as joint tenants with rights of survivorship

Execution No.: 24CJ04076

Judgment Amt.: \$148,337.44

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: SIERRA CLOSE, SINGLE, AND JOHN CLOSE, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of in and to:

CITY OF LOWER BURRELL; 205 ARIZONA DR, NEW KENSINGTON, PA 15068; Lot 37; A RESIDENTIAL DWELLING; 202107200029892

TAX MAP# 17-03-15-0-189

48.

Property of: Lynn M. Pape

Execution No.: 4104 of 2024

Judgment Amt.: \$62,351.98

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

ALL the right, title, interest and claim of: Lynn M. Pape of in and to:

Hempfield Township; 2522 Newark Street, Grapeville, PA 15634; 107 in George M. Irwin's addition to the town of "East Jeannette"; unknown; Single-Family Dwelling; INSTRUMENT #: 200803130010511

TAX MAP# 50-08-13-0-190

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

10/17/24 Jan

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