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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

BERNARD ATKINSON, late of the City of Lower Burrell, Westmoreland County, PA

Admr.: Michael L. Atkinson
991 Wills Ave.
Lower Burrell, PA 15068
Atty.: Maegan Susa Filo

KATHERINE B. CONTI, late of Unity Township, Westmoreland County, PA

Exr.: John R. Conti
85 Milk Street
North Andover, MA 01845
Atty.: Todd T. Turin
Turin & DeMatt, P.C.

JOHN A. DIVIRGILIO, a/d, JOHN DIVIRGILIO, a/d, JOHN ALBERT DIVIRGILIO, late of Rostraver Township, Westmoreland County, PA

Exrcs.: Linda Carol Patterson
517 Lutz Run Road
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Sharon Fleming
500 Knickers Lane
Rostraver Township, PA 15012
Atty.: Timothy M. Maatta

JEFFREY A. ELIZEUS, late of North Huntingdon Township, Westmoreland County, PA

Admrx.: Kathy Galla Elizeus
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Ardara, PA 15615
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Three Gateway Center
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RUTH A. FRICKE, a/d, RUTH A. NOVAK, a/d, RUTH A. SCHEUTZ, a/d, RUTH A. KIEHL, late of Manor Borough, Westmoreland County, PA

Exrx.: Tara L. Fricke
371 Brandywine Drive
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JOANN GROSS, late of Manor Borough, Westmoreland County, PA
 Exr.: Richard D. Gross
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 Creenan & Baczkowski, PC
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KAREN J. KATSULERES, a/d, KAREN KATSULERES, late of the City of Monessen, Westmoreland County, PA
 Exrx.: Tracy Span
 6 Plum Lane
 Fredericktown, PA 15333
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 300 Fallowfield Avenue
 Charleroi, PA 15022

JUDY E KINNEER, late of Ligonier Borough, Westmoreland County, PA
 Admr.: Paul Edward Himler
 309 Donohue Road
 Greensburg, PA 15601
 Atty.: Francis R Murrman

NORMA J. MENOHER, a/d, NORMA JEAN MENOHER, late of Hempfield Township, Westmoreland County, PA
 Exr.: Lawrence F. Stueber
 200 Hawksview Lane
 Greensburg, PA 15601
 Atty.: James J. Conte

ROBERT J. MOLEK, JR., late of New Stanton Borough, Westmoreland County, PA
 Admr.: Jacqueline Molek
 214 Melrose Drive
 New Stanton, PA 15672
 Atty.: Daniel J. Hewitt
 Avolio Law Group, LLC

THEODORE E. RICHARDSON, late of the City of Jeannette, Westmoreland County, PA
 Admr.: Cheryl Richardson
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 Atty.: Ryan L Dansak
 Myers Duffy Dansak & Clegg LLC

ANNA F. SOVEC, late of North Huntingdon Township, Westmoreland County, PA
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FRANCES V. STAWOVY, late of Rostraver Township, Westmoreland County, PA
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 John V. Stawovy
 400 Sunset Drive
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CHARLES D. STEELE, late of Delmont Borough, Westmoreland County, PA
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 133 Stotler Drive
 Delmont, PA 15626
 Atty.: Scott A. Fatur
 43 Greensburg Street
 Delmont, PA 15626

SECOND PUBLICATION

DAVID M. ANTAL, late of North Belle Vernon Borough, Westmoreland County, PA
 Admr.: Linda S. Zabawsky
 672 Trellis Bay Drive
 St. Augustine, FL 32092
 Atty.: Mark E. Ramsier

CONSTANCE D. ARETZ, late of Hempfield Township, Westmoreland County, PA
 Exrx.: Cindy Strayer
 964 Bridge Ave.
 Greensburg, PA 15601
 Atty.: Elsie R Lamp

ELINORE L. BAKER, a/d, ELINORE BAKER, a/d, ELINORE P. BAKER, late of the City of Jeannette, Westmoreland County, PA
 Exr.: Thomas R. Baker
 122 St. Peter Way
 Jeannette, PA 15644
 Atty.: Kim Ross Houser
 Mears, Smith, Houser & Boyle, PC

TERI LYNN BARLOCK, a/d, TERI LYNN SCHUTTER, late of Sewickley Township, Westmoreland County, PA
 Admr.: James T. Barlock
 130 Wendel Rd.
 Herminie, PA 15637

MARVIN R. BERK, a/d, MARVIN REICH BERK, late of North Huntingdon Township, Westmoreland County, PA
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 6226 Mellon Park Ct
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JOHN A. CATANESE, a/d, JOHN CATANESE, late of Seward Borough, Westmoreland County, PA
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Tracy Ann Burr
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QuatriniRafferty

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PATRICIA FONG, late of the City of New Kensington, Westmoreland County, PA
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PATRICIA A GOOD, late of South Greensburg Borough, Westmoreland County, PA
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SAMUEL F. HILL, a/d, SAM FRANCIS HILL, late of the City of Lower Burrell, Westmoreland County, PA
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JANICE E. KNECHTEL, a/d, JANICE KNECHTEL, late of Derry Borough, Westmoreland County, PA
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RONALD A. KOLAR, late of East Huntingdon Township, Westmoreland County, PA
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NICHOLAS LOPUSHANSKY, a/d, NICHOLAS LOPUSHANSKY, JR., late of Hempfield Township, Westmoreland County, PA
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 724 State Route 130
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 Morocco, Morocco & Specht, P.C.

DON N. STITT, a/d, DON NELSON STITT, late of Ligonier Township, Westmoreland County, PA
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DORIS J. WERGIN, a/d, DORIS JEAN WERGIN, late of
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THIRD PUBLICATION

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LINDA CLEMENS, late of Penn Townshp, Westmoreland
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EVERT DUANE DANIELSON, a/d, EVERT D. DANIELSON,
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NORMA A. DIPRIMIO, late of Hempfield Township,
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ANICETA DONOVAN, late of Trafford Borough, Westmoreland
County, PA
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THOMAS E. GRUBACH, a/d, THOMAS E. GRUBACH, SR.,
a/d, THOMAS EDWARD GRUBACH, SR., late of Salem
Township, Westmoreland County, PA
Exrx.: Diana Reed
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FRANK G. HUBER, late of North Huntingdon Township,
Westmoreland County, PA
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LYNN M. KAROL, a/d, LYNN MARIE REGA, a/d, LYNN MARIE KAROL, a/d, LYNN MARIE REGA KAROL, late of East Huntingdon Township, Westmoreland County, PA
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JAMES E. LANG, late of Vandergrift Borough, Westmoreland County, PA
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NELLIE MAE MLINEK, late of South Huntingdon Township, Westmoreland County, PA
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REGINA L. NARAD, late of Hempfield Township, Westmoreland County, PA
Exrx.: Jane Narad
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FRANCINE A. OLBETER, late of the City of New Kensington, Westmoreland County, PA
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PATRICIA ANN PAUL, a/d, PATRICIA A. PAUL, a/d, PATRICIA PAUL, late of Mount Pleasant Township, Westmoreland County, PA
Exr.: Randall L Paul
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Acme, PA 15610

CAROLYN J. PRAGER, a/d, CAROLYN JEANNE PRAGER, late of the City of Lower Burrell, Westmoreland County, PA
Exr.: Daniel E. Prager
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Atty.: Leslie J. Uncapher
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FRANCES PREDAJNA, late of Hempfield Township, Westmoreland County, PA
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JOHN SELESTAK, late of the City of Monessen, Westmoreland County, PA
Exrx.: Sharon Garofalo
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Attys.: Michael J. Stewart
Christina M. Dubosky
Stewart, McArdle, Sorice, et. al., LLC

MARY LOU SHARBAUGH, a/d, MARY LOUISE SHARBAUGH, late of Seminole County, FL
 Exr.: Shawn Thomas Sharbaugh
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 Altamonte Springs, FL 32714
 Atty.: L. Christian DeDiana

GERALDINE TONCINI, a/d, JERRI MARTIER TONCINI, a/d, JERRI TONCINI, late of Vandergrift Borough, Westmoreland County, PA
 Exr.: Nancy L. Gibson
 503 Franklin Ave
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 Atty.: Matthew Schachte
 Schachte Law Group

CHRISTOPHER A. WESLING, a/d, CHRISTOPHER A. WESLING, SR., a/d, CHRIS A. WESLING, a/d, CHRIS WESLING, late of East Huntingdon Township, Westmoreland County, PA
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 Atty.: James N. Falcon

WILLIAM C. WHITEHEAD, late of North Huntingdon Township, Westmoreland County, PA
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ANTHONY J ZAVOSKY, late of Hempfield Township, Westmoreland County, PA
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 Mary Beth O'Neil
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 Irwin, PA 15642
 Atty.: Tyler J. Jones
 Petrillo Jones, LLC, Attorneys At Law

LEGAL NOTICES

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

No: 80 of 2021

ATTORNEY: Debra M. Nicholson

IN RE:
ADOPTION OF

Kyiah Lynn Levtzow
(Adoptee's name as on birth certificate)

NOTICE

(Involuntary Termination)

TO: Erin Renee Long, Birth Mother of Kyiah Lynn Levtzow

A petition has been filed asking the court to put an end to all rights you have to your child, Kyiah Lynn Levtzow. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 11 on the 25th day of August, 2021, at 10:30 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 ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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
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Greensburg, PA 15601

16/23/30 Jul

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

No: 81 of 2021

ATTORNEY: Debra M. Nicholson

IN RE:
ADOPTION OF

Ian Blake Levtzow
(Adoptee's name as on birth certificate)

NOTICE

(Involuntary Termination)

TO: Erin Renee Long, Birth Mother of Ian Blake Levtzow

A petition has been filed asking the court to put an end to all rights you have to your child, Ian Blake Levtzow. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 11 on the 25th day of August, 2021, at 10:30 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 ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A

CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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 BAR ASSOCIATION
P.O. BOX 565, GREENSBURG, PA 15601
(724) 834-8490
www.westbar.org**

Debra M. Nicholson, Esquire
WESTMORELAND COUNTY
CHILDREN'S BUREAU
Courthouse Square, Suite 310
40 N. Pennsylvania Avenue
Greensburg, PA 15601

16/23/30 Jul

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

No: 82 of 2021

ATTORNEY: Debra M. Nicholson

IN RE:
ADOPTION OF

Peyton Renee Levtzow
(Adoptee's name as on birth certificate)

NOTICE

(Involuntary Termination)

TO: Erin Renee Long, Birth Mother of Peyton Renee Levtzow

A petition has been filed asking the court to put an end to all rights you have to your child,

Peyton Renee Levtzow. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 11 on the 25th day of August, 2021, at 10:30 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 ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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CHILDREN'S BUREAU
Courthouse Square, Suite 310
40 N. Pennsylvania Avenue
Greensburg, PA 15601

16/23/30 Jul

TRUSTEE NOTICE

Notice is hereby given of the administration of the **WHITEHEAD FAMILY IRREVOCABLE TRUST**. William C. Whitehead, Settlor of the Trust, late of the Township of North Huntingdon, County of Westmoreland, died on May 8, 2021. Notice is hereby given to all persons indebted to said Trust to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Trustee:
Janet D. Gilbert
951 First Street
North Huntingdon, PA 15642

Attorney:
Todd T. Turin, Esquire
Turin & DeMatt, P.C.
115 N. Main Street
Greensburg, PA 15601
(724) 838-1400

9/16/23 Jul

TRUST NOTICE

Notice is hereby given that all persons indebted to **THE HELEN SEANOR EDUCATIONAL TRUST** to make immediate payment, and to those having claims against said Trust to present them to the undersigned, duly authenticated for settlement.

Trustee:
Timothy A. Fedele, Esq.
201 Trauger Road
Latrobe, PA 15650
724-836-5429

2/9/16 Jul

**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 1st day of April, 2021, 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 **LAUREL VALLEY AREA HISTORICAL SOCIETY**.

16 Jul

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
OF WESTMORELAND COUNTY,
PENNSYLVANIA

No. 1551 of 2021

In re: Petition of Jessica Morgan Slater for
change of name to Jessica Slater Spieler

To all persons interested: Notice is hereby
given that an order of said Court authorized
the filing of said petition and fixed the 26 day
of July, 2021, at 10:15 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.

Jessica Slater
15 Manorfield Cir
Delmont, PA 15626
412-952-0384

16 Jul

NOTICE OF INCORPORATION

NOTICE is hereby given that Articles of
Incorporation were filed with and approved
by the Department of State of the
Commonwealth of Pennsylvania, at Harrisburg,
Pennsylvania on June 9, 2021, for the
purpose of obtaining a Certificate of
Incorporation. The name of the corporation is
TOONA PROPERTIES INC., a wholly owned
subsidiary of ZGEN, Inc. The Corporation has
been incorporated under the provisions of the
Business Corporation Law approved the 9th
day of June, 2021, P.L. 1444, No. 177. et.
seq. as amended.

John N. Ward, Esquire
WARD & CHRISTNER, P.C.
15 North Main Street
Greensburg, PA 15601
(724) 834-2102

16 Jul

**AUDIT OF ACCOUNTS
TO BE HEARD**

NOTICE BY SHERRY MAGRETTI
HAMILTON, 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 July 20, 2021
9:00 A.M. Prevailing Time.

ESTATE—REPRESENTATIVE—ATTORNEY

1. JOSEPH M. KWACZALA—Vanessa Kwaczala
Exrx—Linda Broker
2. TWIN VALLEY MEMORIAL PARK—Daniel A.
Vaia Trustee—Dominic Ciarimboli
3. SANDRA J. MAUGHAN, a/d SANDRA JANE
MAUGHAN, a/d SANDRA MAUGHAN—
Joseph F. Maughan Exr—Anthony W.
DeBernardo, Jr.
4. JULIA L. HARVISON, a/d JULIA LOUISE
HARVISON—Joseph M. Kelly Admr C.T.A.—
L. Christian Dedian
5. HOWARD E. BURKE—Judith A. Merritt Exrx—
Richard F. Flickinger
6. JAMES MARSICO—Vincent J. Quatrini, Jr.
Exr—James A. Horchak
7. NANCY B. JAQUETTE HOUGH, a/d NANCY A.
BOYLE JAQUETTE, a/d NANCY BOYLE
JAQUETTE HOUGH, a/d NANCY B. JAQUETTE
—Todd D. Jaquette Exr—Kim Ross Houser
8. CHARLES SKWIRUT, a/d CHARLES A.
SKWIRUT—Larry D. Skwirut Linda M. Gapinski
Admrs—Larry D. Loperfito
9. ESTHER E. TROUTMAN—Shirley A. Bigenho
Laura L. Girardi Exrxs—Larry D. Loperfito
10. EUGENE O. GOWTON, a/d EUGENE ORION
GOWTON—Stephanie Boriack Exrx—David K.
Lucas
11. JOYCE C. SESTI—Joseph P. Sesti Exr—David
K. Lucas

- 12. JAMES T. FERRANTI, a/d JAMES FERRANTI
—Kimberly J. Ferranti Exrx—William J. McCabe
- 13. ANDREW G. BARBUS, a/d ANDREW C. BARBUS—Pamela S. Adamson Exrx—Douglas J. Welty

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 July 20, 2021 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>

9/16 Jul

SHERIFF SALES

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

By virtue of 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:

TUESDAY, SEPTEMBER 7, 2021

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 SEPTEMBER 17, 2021, (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 SEPTEMBER 7, 2021 AT 9:00 A.M. THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

1.
Property of: Donald Saxman and Constance A. Saxman
Execution No.: 5425-OF-2016
Judgment Amt.: \$82,670.38
Attorney: BROCK & SCOTT, PLLC, Lauren R Tabas Esq., ID: 93337, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646
ALL the right, title, interest and claim of: DONALD SAXMAN AND CONSTANCE A. SAXMAN of in and to:
NORTH HUNTINGDON TOWNSHIP; 10399 MADISON AVE, IRWIN, PA 15642; 199 in Penn Gas Coal Company North of the Pennsylvania Railroad; A RESIDENTIAL DWELLING; 200501280004631
TAX MAP# 54-07-08-0-061

2.
Property of: VERDANT HOLDINGS, LLC.
Execution No.: 4638 of 2018
Judgment Amt.: \$5,645,081.23
Attorney: Ronald L. Hicks, Jr., Porter Wright Morris & Arthur, LLP, 6 PPG Place, Third Floor, Pittsburgh, PA 15222, (412) 235-4500
ALL the right, title, interest and claim of: VERDANT HOLDINGS, LLC of in and to:
Hempfield Township; 165 SCI Lane & Route 119, Greensburg, PA; 96.31 ACRES; A COMMERCIAL DWELLING; DEED INSTRUMENT # 201507020021656 (OR DBV 15, PG 21656)
TAX MAP# 50-28-00-0-313

3.
Property of: NICHOLAS J. DICKINSON, DAPHANIE DICKINSON
Execution No.: 19CJ02722
Judgment Amt.: \$171,816.72
Attorney: BROCK & SCOTT, PLLC, Lauren R Tabas Esq., ID: 93337, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646
ALL the right, title, interest and claim of: NICHOLAS J. DICKINSON, DAPHANIE DICKINSON of in and to:
110 LANGE ST, BELLE VERNON, PA 15012; Lot #3-4 in the Graham Plan of Lots; A RESIDENTIAL DWELLING; 201708290029419
TAX MAP# 56-08-04-0-024

4.
Property of: Michael P. Howard
Execution No.: 6496 OF 2019
Judgment Amt.: \$85,560.98
Attorney: BROCK & SCOTT, PLLC, Lauren R Tabas Esq., ID: 93337, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646
ALL the right, title, interest and claim of: MICHAEL P. HOWARD of in and to:
SALEM TOWNSHIP; 201 SECOND ST, SLICKVILLE, PA 15684; Part of Lot 109 and Lot No. 1 in Slickville Plan of Lots; A RESIDENTIAL DWELLING; 200608100039315
TAX MAP# 57-05-01-0-013

5.
Property of: Nick Shilatz, Jr.
Execution No.: 6520 of 2019
Judgment Amt.: \$353,580.50
Attorney: Raymond P. Wendolowski, Jr., 707 Grant Street, Suite 2200, Pittsburgh, PA 15219, 412-456-8119

ALL the right, title, interest and claim of: Nick Shilatz, Jr. of in and to:

Mount Pleasant Township, PA 15666; 57.2 Acres Vacant Land, known tax map #53-06-00-0-029 a portion of which is along Hecla Road; UPI NO. 53-00872-00000; 57.2 acres; Vacant land; INSTRUMENT NO. 200804300017830

TAX MAP# 53-06-00-0-029

6.

Property of: EDWARD B. KAMINSKI

Execution No.: 250 of 2020

Judgment Amt.: \$138,771.17

Attorney: BROCK & SCOTT, PLLC, Lauren R Tabas Esq., ID: 93337, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: EDWARD B. KAMINSKI of in and to:

CITY OF LOWER BURRELL; 218 DONNELL ROAD, LOWER BURRELL, PA 15068; Donnell Plan of Lot, Lot No. 32; A RESIDENTIAL DWELLING; 201610190034102

TAX MAP# 17-03-15-0-298

7.

Property of: Patricia D. Pallitta

Execution No.: 796 of 2020

Judgment Amt.: \$143,402.01

Attorney: Kristine M. Anthou, Esquire, Grenen & Birsic, P.C.; One Gateway Center, 9th Floor, Pittsburgh, PA 15222 (412) 281-7650

ALL the right, title, interest and claim of: Patricia D. Pallitta of in and to:

City of Greensburg; 301 Brown Avenue, Greensburg, PA 15601 / 118 Gas Alley, Greensburg, PA 15601; Parcel "A" & "B" in the Pershing Subdivision, Plan Book 89, Page 2129; unknown; Single-Family Dwelling; INSTRUMENT #: 200404010017911

TAX MAP# 10-02-14-0-133

8.

Property of: KIMBERLY A. KANKOSKI & JUSTIN L. CRATTY

Execution No.: 20CJ00820

Judgment Amt.: \$46,257.52

Attorney: BROCK & SCOTT, PLLC, Lauren R Tabas, Esq., ID: 93337, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: KIMBERLY A. KANKOSKI & JUSTIN L. CRATTY of in and to:

CITY OF ARNOLD; 113 MOHAWK DR, NEW KENSINGTON, PA 15068; Revised Plan of Valley View Plan, Lot #23; A RESIDENTIAL DWELLING; Deed Instrument #200601310004775

TAX MAP# 02-01-15-0-045

9.

Property of: JOHN SCOTT NOVAK

Execution No.: 20CI00918

Judgment Amt.: \$63,882.04

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

ALL the right, title, interest and claim of: JOHN SCOTT NOVAK of in and to:

Borough of West Newton; 110 South Fourth Street West Newton, PA 15089; NA; A RESIDENTIAL DWELLING; 200209160059266

TAX MAP# 39-02-02-0-353

10.

Property of: Denise Randazzo

Execution No.: 20CJ01175

Judgment Amt.: \$107,502.22

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

ALL the right, title, interest and claim of: Denise Randazzo of in and to:

Township of Penn; 107 Grable Lane assessed as 107 Grable Road, Jeannette, PA 15644; 4; 0.0; Residential Dwelling; INSTRUMENT #: 201412010038787

TAX MAP# 55-09-00-0-021

11.

Property of: Timothy R. Dunlevy

Execution No.: 20CJ01199

Judgment Amt.: \$43,164.73

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: Timothy R. Dunlevy of in and to:

Borough of South Greensburg (Taxes assessed in Hempfield Township); 1705 Franklin Street, Greensburg, PA 15601; N/A; 0.00; Single Family Dwelling; INSTRUMENT #: 201905170014217

TAX MAP# 50-28-02-0-080

12.

Property of: Louis R. Leonizo

Execution No.: 1467 of 2020

Judgment Amt.: \$120,865.46

Attorney: BROCK & SCOTT, PLLC, Lauren R Tabas Esq., ID: 93337, 302 Fellowship Rd, Suite 130, Mount Laurel, NJ 08054, Phone: (844) 856-6646

ALL the right, title, interest and claim of: LOUIS R. LEONIZO of in and to:

TOWNSHIP OF DERRY; 138 LOYALHANNA AVENUE, LOYALHANNA, PA 15661; N/A; A RESIDENTIAL DWELLING; Instrument #201309180038250

TAX MAP# 45-40-08-0-116; 45-40-08-0-117

13.

Property of: The Unknown Heirs Artie A. Turcaso Deceased, ROSE SUITY Solely in Her Capacity as Heir of Artie A. Turcaso Deceased and JOHNNIE RAE TURCASO Solely in Her Capacity as Heir of Artie A. Turcaso Deceased

Execution No.: 20CJ01745

Judgment Amt.: \$54,211.28

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 Artie A. Turcaso Deceased, ROSE SUITY Solely in Her Capacity as Heir of Artie A. Turcaso Deceased and JOHNNIE RAE TURCASO Solely in Her Capacity as Heir of Artie A. Turcaso Deceased of in and to:

City of Monessen; 410 Pearl Avenue Monessen, PA 15062; NA; A RESIDENTIAL DWELLING; Book 1494 Page 272

TAX MAP# 20-02-08-0-298

14.

Property of: UNKNOWN HEIRS OF PAMELA HOFFMAN BURKE

Execution No.: 20CJ02716

Judgment Amt.: \$63,167.28

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

ALL the right, title, interest and claim of: UNKNOWN HEIRS OF PAMELA HOFFMAN BURKE of in and to:

City of Latrobe; 1919 Sloan Avenue Latrobe, PA 15650; NA; A RESIDENTIAL DWELLING; 201107150025439

TAX MAP# / UPI CODE.: 15-03-15-0-337/15-00365-0000

15.

Property of: Paul Ramsey

Execution No.: 3196 of 2020

Judgment Amt.: \$45,042.87

Attorney: Shnyder Law Firm LLC, 148 East Street Road, Suite 352, Feasterville, PA 19053

ALL the right, title, interest and claim of: Paul Ramsey of in and to:

City of Monessen; 309 Rebecca Street, Monessen, PA 15062; Lot No. Lot 1; Residential property. Deed Book 3191, Page 506.

TAX MAP# 20-02-08-0-255;

16.

Property of: Estate of Joseph A. Stile, Natalie Stile, sole heir

Execution No.: 3670 of 2020

Judgment Amt.: \$54,902.53

Attorney: George Allen Butler,-- Mahady & Mahady, 223 South Maple Avenue, Greensburg, PA 15601

ALL the right, title, interest and claim of: Estate of Joseph A. Stile, Natalie Stile, sole heir of in and to:

City of Jeannette, Westmoreland County; 225 N. First St., Jeannette PA 15644; Lot No. 1072 Towne of Jeannette in Plan Book Volume 3 page 5.; single family home; DBV 1969 PG # 694

TAX MAP# 14-02-09-0-452

17.

Property of: David Lear and Michelle Lear, His wife

Execution No.: 3779 of 2020

Judgment Amt.: \$70,074.15

Attorney: David W. Raphael, Corporate Counsel, FIRST NATIONAL BANK OF PENNSYLVANIA, 100 FEDERAL STREET, 4TH FLOOR, PITTSBURGH, PA 15212, 412-465-9718

ALL the right, title, interest and claim of: DAVID LEAR AND MICHELLE LEAR, HIS WIFE, of in and to:

Derry Township; 1918 WOOD STREET, LATROBE, PENNSYLVANIA 15650; BY DEED DATED OCTOBER 15, 2001 AT INSTRUMENT NO.: 200110190057421.; Currently Unknown; Residential Structure commonly known as 1918 Wood Street, Latrobe, PA 15650.

TAX MAP# 45-40-11-0-074.

18.
 Property of: Kathleen A. Wood a/k/a Kathleen A. Glunt and Michael L. DiCrisio III
 Execution No.: 4174 of 2020
 Judgment Amt.: \$138,456.84
 Attorney: Schiller, Knapp, Lefkowitz and Hertzell, LLP, 525 West Chester Pike, Suite 200, Havertown, PA 19083 (518)786-9069
 ALL the right, title, interest and claim of: Kathleen A. Wood a/k/a Kathleen A. Glunt and Michael L. DiCrisio II of in and to:
 Township of Salem; 105 Morgan Lane, Export, PA 15632; 1.25; Residential Dwelling; DEED INSTRUMENT # 2007110700052274
 TAX MAP# 57-04-00-0-205

19.
 Property of: STEPHEN J. MANACK and NATALIE M. MANACK
 Execution No.: 167 of 2021
 Judgment Amt.: \$79,245.73
 Attorney: KML LAW GROUP, P.C., 701 MARKET STREET, STE 5000, PHILADELPHIA, PA 19106
 ALL the right, title, interest and claim of: STEPHEN J. MANACK and NATALIE M. MANACK of in and to:
 TOWNSHIP OF ROSTRAVER; 1345 Ridge Road Belle Vernon, PA 15012; NA; A RESIDENTIAL DWELLING; Book 2979 Page 416
 TAX MAP# 56-13-00-0-251

20.
 Property of: Dorothy M. Basay
 Execution No.: 603 of 2021
 Judgment Amt.: \$107,083.78
 Attorney: George Allen Butler,-- Mahady & Mahady, 223 South Maple Avenue, Greensburg, PA 15601
 ALL the right, title, interest and claim of: Dorothy M. Basay of in and to:
 Derry Township, Westmoreland County; 945 Pizza Barn Rd., Blairsville, PA 15717; 4.46 acres; House and Garage; INSTRUMENT #: 200102050004349
 TAX MAP# 45-18-00-0-003

21.
 Property of: MICHAEL S. NOEL
 Execution No.: 898 OF 2021
 Judgment Amt.: \$287,194.58
 Attorney: KAMINSKY, THOMAS, WHARTON, LOVETTE & VIGNA, 360 STONYCREEK STREET, JOHNSTOWN, PA 15901, PHONE: 814-535-6756
 ALL the right, title, interest and claim of: MICHAEL S. NOEL of in and to:
 Unity Township; LOT & CARWASH W/CPY, 124.5 X 626.3 X 575.84; 201503130007311; 720 Lloyd Avenue Extension, Latrobe, PA 15650
 TAX MAP# 61-10-13-0-019.

JAMES ALBERT, SHERIFF
 WESTMORELAND COUNTY
 SHERIFF'S OFFICE
 GREENSBURG, PA 15601
 MAY 28, 2021

16/23/30 Jul

**WESTMORELAND BAR ASSOCIATION
2021-2022 BOARD OF DIRECTORS**

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Eric E. Bononi, Esq.	<i>President-Elect</i>
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Angelea Allen Mitas, Esq.	<i>Director</i>
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