

Arbitration Trial List

City-County Building
Room 702
9:00 a.m.

**Wednesday
March 27, 2024**

GD-22-011489; West Mifflin Area School District vs Barry, Sr.; P-atty: **Jeffrey D. Ries**; D-atty: **Bruce W. Blissman**

AR-24-000140; Marburger vs TYM Tractors; P-atty: **Chad Peter Doman**

AR-24-000139; American Express National Bank vs Pineault; P-atty: **Matthew Edenhofner**

AR-24-000138; Accelerated Inventory Management, LLC vs Borys; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**
AR-24-000137; Accelerated Inventory Management, LLC vs Fulton; P-atty: **Demetrios H. Tsarouhis**

AR-24-000135; Oliphant Financial, LLC vs Zorn; P-atty: **Demetrios H. Tsarouhis**
AR-24-000128; Point Cove Marine Services, Inc. vs Luxury Cruise Holdings, et al; P-atty: **Sean J. Carmody**

AR-24-000120; Cavalry SPV I, LLC vs Roble; P-atty: **David J. Apothaker**; D-atty: **Brian J. Fenters**

AR-24-000119; Wells Fargo Bank, N.A. vs Dalton, Sr.; P-atty: **Nicole M. Francese**

AR-24-000116; Citibank, N.A. vs French; P-atty: **Michael Robert Lipinski**

AR-24-000114; Petrovich vs FCA US, LLC; P-atty: **Robert M. Silverman**

AR-24-000110; American Express National Bank vs Breakwell; P-atty: **Jordan W. Felzer**

AR-24-000105; Kundra, et al vs Jones; P-atty: **Douglas L. Price**

AR-24-000103; Hardman vs Eastman; P-atty: **A. J. Patterson**

AR-24-000101; Waksmunski vs ABC Transit, Inc., et al; P-atty: **James L. Cartwright**; D-atty: **Nicholas J. Zidik**

AR-23-006141; Ramous vs Ploskina, et al; P-atty: **Michael J. Tully**; D-atty: **Paul R. Robinson**

AR-23-005965; Baker vs Mitsubishi Motors of North America, Inc.; P-atty: **David J. Gorberg**; D-atty: **Phillip E. Raymond**

AR-23-005634; Citibank, N.A. vs Garman; P-atty: **Sean Patrick Stevens**; D-atty: **Pro Se**

AR-23-005243; Kittle vs Garage Floors In A Day; P-atty: **Gregory Stein**; D-atty: **Nicholas C. LaCava**

AR-23-004739; Spalla vs Hyundai Motor America; P-atty: **Robert A. Rapkin**; D-atty: **Jon B. Waldorf**

AR-23-004280; Edwards vs City of Pittsburgh, et al; P-atty: **G. Christopher Apeposso**; D-atty: **Jaime Fabert Doherty**

AR-23-003025; 84 Lumber Company vs Stone House Builders; P-atty: **William E. Blick**

AR-23-002008; Scalercio, et al vs Womeldorf, et al; P-atty: **Richard F. Start**; D-atty: **Donna Marie Flaherty**

AR-19-001879; Robinson Mall Associates vs Born Epic Corp., et al; P-atty: **Christopher J. Davis**; D-atty: **Aaron H. Weiss**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, April 1, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, APRIL 1, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, APRIL 2, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, APRIL 8, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

Article XII Sheriff's Sales

§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale,

identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 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 will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following: "This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Aleppo

52. Anabela Etherton a/k/a Anabela Bannan, solely in her capacity as known heir of Kathy A. Bannan and the Unknown Heirs of Kathy A. Bannan, deceased

GD-22-008613—\$213,353.11
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Aleppo: Having erected thereon a dwelling being known and numbered as 102 Trailside Drive, Sewickley, PA 15143. Deed Book Volume 09591, Page 572. Block and Lot Number 422-D-335.

Baldwin Borough

19. Jon T. Richards
GD-21-011552—\$3,391.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story, two family brick house being known as 3132 Vernon Avenue, Pittsburgh, PA 15227. Deed Book Volume 12944, Page 585. Block & Lot 136-A-195.

Bethel Park

90. Erika Bogden a/k/a Erika Jean Bogden, as Executrix of the Estate of Wayne T. Ehland

MG-23-000644—\$139,009.96
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5991 Dublin Road, Bethel Park, PA 15102. Document Number 2008-6285, Deed Book Volume 13541, Page 126. Block and Lot Number 0774-D-00320-0000-00.

Brentwood

38. Jeffrey A. Jimerson a/k/a Jeffrey A. Jimmerson

GD-23-009753—\$134,255.11
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2980 Kestner Avenue, Pittsburgh, PA 15227. Deed Book Volume 10489, Page 204. Block and Lot 0137-J-00136-0000-00.

45. Denise Williams

MG-22-000184—\$140,758.49
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3400 Shadewell Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 16653, Page 558, Block and Lot Number 188-A-197.

Bridgeville

80. Joshua Neely, Monique Neely and Samuel Neely, III, Known Heirs of April L. Neely, Deceased, and the Unknown Heirs of April L. Neely, Deceased, and the Secretary of Housing and Urban Development

GD-23-011901—\$51,198.83
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1000 McLaughlin Run Road, Bridgeville, PA 15017. Deed Book Volume 9847, Page 220. Block and Lot Number 322-C-104.

Castle Shannon

88. Nancy A. Jolley

MG-23-000633—\$54,375.93
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family residential dwelling being known and numbered as 3113 Home Avenue, Pittsburgh, PA 15234. Deed Book Volume 12108, Page 72. Block and Lot Number 190-C-188.

Churchill**26. Jason R. Greenwald**

GD-22-014074—\$9,973.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a two story brick house being known as 1943 Hampstead Drive, Pittsburgh, PA 15235. Deed Book Volume 16727, Page 316, Block and Lot Number 371-K-284.

30. Chris C. Stambolis and the United States of America

GD-19-005761—\$4,443.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story masonry frame house being known as 154 Kings Dale Road, Pittsburgh, PA 15221. Deed Book Volume 10313, Page 372. Block & Lot No. 372-F-199.

City of Clairton**51. Jacobi Finnegan, as Surviving Heir of Kevin Finnegan and Denise L. Finnegan, Deceased, Joshua Finnegan, as Surviving Heir of Kevin Finnegan and Denise L. Finnegan, Deceased, Justin Finnegan, as Surviving Heir of Kevin Finnegan and Denise L. Finnegan, Deceased, Unknown Surviving Heirs of Denise L. Finnegan, Deceased and Unknown Surviving Heirs of Kevin Finnegan, Deceased**

GD-23-010636—\$11,543.85
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a single family residential dwelling being known and numbered as 415 North 5th Street, Clairton, PA 15025. Deed Book Volume 6236, Page 732. Block and Lot Number 764-B-305.

92. Roland Urbanek

GD-23-011668—\$7,578.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two story brick house being known as 414 Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 15747, Page 477. Block & Lot No. 879-M-114.

98. Herman H. Recht, with Notice to Heirs and Assigns

GD-23-011666—\$64,625.02
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Being thereon vacant residential land known as Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 8624, Page 639. Block & Lot No. 879-M-103.

Dormont**22. Beverly J. Piacquadro**

GD-15-005146—\$2,506.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story masonry frame house being known as 1459 Kelton Avenue, Pittsburgh, PA 15216. Deed Book Volume 5497, Page 417. Block & Lot No. 98-C-107.

East Pittsburgh**75. Dante D. Williams**

GD-23-010478—\$122,620.42
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, East Pittsburgh Borough: Having erected thereon a four family residential dwelling being known and numbered as 811-817 Madison Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16263, Page 100. Block and Lot Number 375-K-199.

Elizabeth Township**2. Gary V. Pomilio**

MG-23-001024—\$50,445.24
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 212 Circle Drive, Elizabeth, PA 15037. Deed Book 8338, Page 525. Block and Lot Number 1130-P-290.

8. Rebekah A. Vaughn and Marlon D. Vaughn

MG-23-000616—\$91,299.39
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a 1 story dwelling known and numbered as 113 Circle Drive, Elizabeth, PA 15037. Deed Book Volume 28572 and Page 399. Block & Lot No. 1130-K-36

43. Melinda Childers a/k/a Melinda J. Childers

MG-23-000987—\$31,847.92
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1745 Blythedale Road, Buena Vista, Pennsylvania 15018. Deed Book Volume 12138, Page 391. Block and Lot Number 1569-D-00383-0000-00.

Etna**99. Catherine S. Kelly, with Notice to Heirs and Assigns**

GD-23-011664—\$12,669.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story frame house known as 70 Cherry Street, Pittsburgh, PA 15223. Deed Book Volume 10392, Page 433. Block & Lot No. 167-K-98.

Forest Hills**25. Paul Shovel and Rachel Shovel**

GD-19-016474—\$3,696.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a two story masonry frame house being known as 345 Avenue E, Pittsburgh, PA 15221. Deed Book Volume 17255, Page 109. Block & Lot No. 374-B-117.

Forward**9. John Kissell; and Nadine Pichora a/k/a Nadine Kissell**

GD-22-012836—\$53,106.79
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Parcel I - Lot No. 31: Having erected thereon a dwelling being known and numbered as 2484 McKeever Street, Monongahela, PA 15063, Deed Book Volume 10744, Page 340. Block / Lot 2469-D-00226-0000-00.

Parcel II - Lot No. 36: Having erected thereon a res aux building known and numbered as 2842 McKeever Street, Monongahela, PA 15063. Deed Book Volume 10744, Page 340. Block / Lot 2469-D-00235-0000-00.

Parcel III - Lot No. 32: Vacant land being known as McKeever Street, Monongahela, PA 15063. Deed Book Volume 10744, Page 340. Block / Lot 2469-D-00222-0000-00.

Glassport**36. Gerald Wirbicki and Joanne Wirbicki a/k/a Joanne Scott a/k/a Joanne Scott-Wirbicki**

GD-22-000743—\$12,574.04
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 741 Michigan Avenue, Glassport, PA 15045. Deed Book 17205, Page 202. Block and Lot Number 558-G-243.

65. Ted A. Panico

GD-23-006086—\$16,184.91
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 636 Ohio Avenue, Glassport, PA 15045. Deed Book 14124, Page 223. Block and Lot Number 558-B-35.

Harrison**13. Rebecca L. Davis and Christopher W. Davis**

MG-21-000045—\$104,982.83
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2613 Palm Street, Natrona Heights, PA 15065. Deed Book 13275, Page 211. Block and Lot Number 1679-E-186.

34. Bryan Hank and Ariell Hank

GD-23-011258—\$91,690.02
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 808 Jefferson Avenue, Natrona Heights, PA 15065. Document Number 2018-1567, Deed Book Volume 17082, Page 553. Block and Lot Number 1679-J-00279-0000-00.

Homestead**94. Evan Stanton**

GD-23-011662—\$4,143.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Parcel #1: Being thereon vacant residential land known as East 18th Avenue, Homestead, PA 15120. Deed Book Volume 16986, Page 957. Block & Lot No. 131-D-127.

Parcel #2: Having erected thereon a two story frame house being known as 245 East 18th Avenue, Homestead, PA 15120. Deed Book Volume 16986, Page 957. Block & Lot No. 131-D-128.

Liberty**69. Daniel H. Couch**

GD-23-001754—\$15,092.37
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 2823 E St., McKeesport, PA 15133. Deed Book 11142, Page 151. Block and Lot Number 465-R-344.

City of McKeesport**15. John Slack, as Believed Heir of the Estate of Jacquelyn A. Slack; Unknown Heirs of the Estate of Jacquelyn A. Slack (if any); and Unknown Administrators of the Estate of Jacquelyn A. Slack (if any)**

MG-23-000604—\$39,685.96
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2315 Milburn Street, McKeesport, PA 15132. Deed Book Volume 5898, Page 187. Block and Lot Number 0464-C-00203-0000-00.

53. Rhonda L. Wexler, Personal Representative of the Estate of Robin L. McKown a/k/a Robin McKown a/k/a Robin Russ, Deceased

GD-22-015660—\$48,999.39
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of McKeesport: Parcel No. 1: Being vacant land known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-332.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-329.

Parcel No. 3: Being vacant land known as Harrison Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-335.

Parcel No. 4: Being vacant land known as York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-386.

73. Duane H. Montgomery, Individually and as Surviving Trustee of the Montgomery Family Trust

MG-23-000692—\$21,460.43
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2413 Riverview St., McKeesport, PA 15132. Deed Book Volume 10985, Page 341. Block and Lot Number 0381-N-00105-0000-00.

96. Thomas M. Budd, with Notice to Heirs and Assigns

GD-23-011667—\$2,829.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Being thereon vacant residential land known as Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 11953, Page 243. Block & Lot No. 464-H-119.

McKees Rocks**1. Lewis A. Davis**

MG-21-000236—\$113,113.98
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1109 Progress Street, McKees Rocks, PA 15136. Deed Book Volume 12479, Page 523. Block and Lot Number 72-M-299.

Millvale

21. John Finnegan

GD-20-010358—\$5,666.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Parcel #1: Having erected thereon a five story storage warehouse being known as 504 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 9738, Page 5, Block & Lot 79-G-140.

Parcel #2: Being thereon vacant commercial land known as 504 Stanton Avenue, Pittsburgh, PA 15209 f/k/a 426 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 12155, Page 312, Block & Lot 79-G-144.

Monroeville

37. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under William A. Randall, Jr.

MG-23-000157—\$139,854.75

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 531 Fieldstone Drive, Monroeville, PA 15146. Deed Book Volume 15010, Page 131. Block and Lot 0637-S-00040-0000-00.

Moon

56. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Carol Ann Lisica a/k/a Carol Lisica, Deceased

GD-23-013146—\$51,535.82

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a one-story frame house being known and numbered as 1513 Marshall Avenue, Coraopolis, PA 15108. Deed Book Volume 6469, Page 398. Block and Lot Number 418-M-118.

Mt. Lebanon

46. Keith J. MacPhail and Eden E. MacPhail

MG-23-000980—\$146,490.45
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 497 Willow Drive, Pittsburgh, Pennsylvania 15243. Deed Book Volume 17047, Page 207, Block and Lot 142-K-123.

64. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Dolores L. Davidson a/k/a Dolores Louise Davidson, Deceased

GD-23-012174—\$168,819.98

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story brick and shingle dwelling with garage being known and numbered as 25 Ralston Place, Pittsburgh, PA 15216. Deed Book Volume 13088, Page 578. Block and Lot Number 98-J-42.

76. Juan C. Arevalo

MG-23-001034—\$1,041,403.07

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 775 Larchmont Road, Pittsburgh, Pennsylvania 15243. Deed Book Volume 17429, Page 82, Block and Lot Number 99-E-112.

North Braddock

93. Joseph A. Jones, Jr., with Notice to Heirs and Assigns

GD-23-011661—\$10,808.82

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 1105 4th Street, Braddock, PA 15104. Deed Book Volume 14725, Page 48. Block & Lot No. 301-E-330.

North Versailles

5. The Unknown Heirs of Nancy Mitchell a/k/a Nancy H. Mitchell, Deceased

MG-22-000877—\$68,663.25

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 524 Overhill Drive, North Versailles, PA 15137. Deed Book 12224, Page 449. Block and Lot Number 459-E-228.

62. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Trevor A. Grimes, deceased, Nicole Grimes, Known Heir of Trevor A. Grimes, deceased

MG-16-001139—\$109,801.78

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 186 Central Avenue, North Versailles, PA 15137. Deed Book Volume 13373, Page 329, Block and Lot 0456-L-00124-0000-00.

Penn Hills

7. Douglas Roland, Executor of the Estate of William H. Beatty, Deceased

GD-23-001341—\$32,281.35

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 5604 Crestmont Ave., Verona, PA 15147. Deed Book 9016, Page 128. Block and Lot Number 366-S-106.

11. Dorothea Burke

GD-22-016076—\$73,379.15

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7845 Thon Drive, Verona, PA 15147. Deed Book Volume 16765, Page 476. Block and Lot Number 230-G-223.

12. Cedar Forest Preservation Trust, Dianne E. McAninch, and Ronald L. McAninch

MG-22-000911—\$78,161.95

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 836 Cedarwood Dr., Pittsburgh, PA 15235. Deed Book 17093, Page 488. Block and Lot Number 633-R-4.

50. Kenneth J. Schontz, as Administrator of the Estate of Richard L. Sperling a/k/a Richard Lawrence Sperling, Deceased

MG-23-000447—\$41,436.94

Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills (formerly the Township of Penn Hills): Having erected thereon a single family residential dwelling being known and numbered as 347 Nelbon Avenue, Pittsburgh, PA 15235. Deed Book Volume 12511, Page 406. Block and Lot Number 369-K-372.

59. Brittany L. Johnson

MG-23-000311—\$129,520.03

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 2806 Blackridge Avenue, Pittsburgh, PA 15235. Deed Book 11516, Page 563. Block and Lot Number 296-S-198.

60. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Kathleen Baur a/k/a Kathleen R. Baur, Deceased

GD-23-012976—\$47,274.05

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story brick dwelling being known and numbered as 404 Rose Avenue, Pittsburgh, PA 15235. Deed Book Volume 13876, Page 345. Block and Lot Number 450-N-275.

84. The Unknown Heirs of Gus C. Hoting, Deceased

GD-23-011431—\$25,534.67

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and numbered as Coal Hollow Road, Pittsburgh, PA 15235. Deed Book 983, Page 587. Block and Lot Number 368-J-268.

Pitcairn

79. Mark McCarrison and Deanna McCarrison

MG-23-000875—\$59,960.81

Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Borough of Pitcairn, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a two-story brick dwelling being known and numbered as 339 Kenney Avenue, Pitcairn, PA 15140. Deed Book Volume 12186, Page 137, Instrument Number 2004-31375. Block and Lot Number 747-A-292.

Plum

54. Peggy C. Steinberg and William B. Hilliard

MG-23-000686—\$37,272.93

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling house being known and numbered as 182 Mardi Gras Drive, Pittsburgh, PA 15239. Deed Book Volume 9070, Page 471. Block and Lot Number 1238-K-262.

71. Donald Thornton

MG-23-000790—\$231,472.75

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 8 High Ridge Court, New Kensington, PA 15068. Deed Book Volume 16029, Page 72. Block and Lot Number 0629-S-00008-0000-00.

Port Vue

57. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Laverne O. Denney

GD-21-015532—\$105,731.96

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1008 Burbank Rd., McKeesport, PA 15133. Deed Book Volume 4455, Page 701. Block and Lot 0383-N-00186-0000-00.

58. Diane M. Kugler

MG-23-000870—\$33,069.94

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 317 Gumbert Street, McKeesport, PA 15133. Deed Book 10904, Page 302. Block and Lot Number 383-S-288.

Ross

10. The Unknown Heirs of Dana L. Boles a/k/a Dana Miller, Deceased, and Sandi Lape Solely in Her Capacity as Heir of Dana L. Boles a/k/a Dana Miller, Deceased

MG-23-000149—\$136,342.75

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Parcel One: Having erected thereon a dwelling being known and numbered as 904 Quail Avenue, Pittsburgh, PA 15202. Deed Book Volume 12828, Page 320, Block and Lot Number 215-M-140.

Parcel Two: Having erected thereon a dwelling being known and numbered as 902 Quail Avenue, Pittsburgh, PA 15202. Deed Book Volume 12828, Page 320, Block and Lot Number 215-M-141.

49. Jacob R. Smith

MG-23-000679—\$275,158.84

Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a single family residential dwelling being known and numbered as 406 Wimer Drive, Pittsburgh, PA 15237. Deed Book Volume 17957, Page 170. Block and Lot Number 431-R-189.

Scott

85. Hebert Feige and Robin E. Golden n/k/a Robin E. Feige

MG-23-000799—\$33,667.51

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 354 Meadow Way, Carnegie, PA 15106. Deed Book Volume 8555, Page 39. Block and Lot 0102-K-00227-0000-00.

Sharpsburg**91. Elaine A. Seamon**

GD-10-008850—\$4,484.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Being thereon vacant residential land known as 1833 Main Street, Pittsburgh, PA 15215. Deed Book Volume 11146, Page 374. Block & Lot No. 168-M-348.

South Fayette**83. Kathy L. Rees and Perry S. Rees**

MG-22-000771—\$226,904.55
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 101 Petricca Dr., McDonald, PA 15057. Deed Book Volume 14361, Page 245. Block and Lot Number 257-H-2.

87. John Marin a/k/a John Marin, Jr., as Surviving Heir of John J. Marin, Deceased, Judy Marin, as Surviving Heir of John J. Marin, Deceased, Nancy Marin, as Surviving Heir of John J. Marin, Deceased and Unknown Surviving Heirs of John J. Marin, Deceased

GD-23-004843—\$37,172.37
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a single family residential dwelling being known and numbered as 2 Morgan Street, Morgan, PA 15064. Deed Book Volume 9670, Page 444. Block and Lot Number 325-M-23.

South Park**72. Sharon A. Semko**

MG-23-000906—\$90,084.33
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3151 B Snowden Rd., South Park, PA 15129. Deed Book Volume 6344, Page 1166. Block and Lot Number 1007-D-00073-0000-00.

South Versailles**47. Kirk J. Petrulli**

MG-22-000388—\$100,349.25
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Versailles: Having erected thereon a single family residential dwelling being known and numbered as 405 Tourman Street, Coulters, PA 15028. Deed Book Volume 13100, Page 278. Block and Lot Number 759-S-371.

Springdale Township**42. Marco DeGiglio, Administrator of the Estate of Dennis DeGiglio**

MG-22-000656—\$131,001.15
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of

Springdale: Parcel 1: Having erected thereon a dwelling being known and numbered as 821 McKinley Avenue, Harwick, Pennsylvania 15049 a/k/a 821 McKinley Street, Harwick, Pennsylvania 15049. Deed Book Volume 14619, Page 529. Block and Lot Number 0530-D-00319-0000-00.

Parcel 2: Being vacant land being known as McKinley Avenue, Harwick, Pennsylvania 15049 a/k/a McKinley Street, Harwick, Pennsylvania 15049. Deed Book Volume 14619, Page 529. Block and Lot Number 0625-S-0014-0000-00.

Stowe**78. Michael Brady**

MG-23-000271—\$49,984.84
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Stowe: Having erected thereon a dwelling being known and numbered as 813 13th Street, McKees Rocks, PA 15136. Deed Book Volume 10522, Page 473. Block and Lot Number 73-J-311.

Tarentum**77. Jessica D. Collins**

MG-23-000516—\$23,467.13
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 213 Bridge Street, Tarentum, Pennsylvania 15084. Deed Book Volume 13752, Page 288, Block and Lot 1224-J-237.

Turtle Creek**86. Jennifer D. Diemer and Sarah E. Diemer**

MG-23-000290—\$75,727.99
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 517 James St., Turtle Creek, PA 15145. Deed Book Volume 16534, Page 312. Block and Lot 0455-H-00039-0000-00.

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel No. 2: Unnumbered lot being known as James St., Turtle Creek, PA 15145. Deed Book Volume 16534, Page 312.

West Homestead**95. Linda Stear**

GD-23-011665—\$8,824.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two and one half story frame house being known as 219 West 9th Avenue, Homestead, PA 15120. Deed Book Volume 9504, Page 264. Block & Lot No. 130-N-7.

West Mifflin**55. Luke Miller as Administrator of the Estate of Lori J. Marcic f/k/a Lori J. Miller, Deceased**

MG-23-000756—\$18,052.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West

Mifflin: Having erected thereon a dwelling being known and numbered as 1509 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book 11228, Page 345. Block and Lot Number 306-G-292.

74. Kelly Fruciano a/k/a Kelly Dean; Jesse Fruciano; Courtney Major a/k/a Courtney Majer a/k/a Courtney Majernik; Amanda Dean a/k/a Amanda Ciminaro, in Her Capacity as Administratrix and Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased; Cameron Dean a/k/a Cameron Ann Dean, in Her Capacity as Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased; Calvin Dean, Jr. a/k/a Calvin William Dean, in His Capacity as Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased; and Carissa Dean a/k/a Carissa Bell Dean, in Her Capacity as Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased

MG-22-000370—\$86,217.48

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3812 Vista View St., West Mifflin, PA 15122. Deed Book Volume 15566, Page 352. Block and Lot Number 0238-C-00325-0000-00.

White Oak**4. Robert D. Cassin, III**

MG-22-000750—\$90,481.04
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 3237 Jacks Run Road, McKeesport, PA 15131. Deed Book 16855, Page 578. Block and Lot Number 647-C-109.

41. Stephen Finney, as Known Heir of Susan D. Mullaney, Deceased

GD-23-011291—\$50,057.98
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of White Oak: Having erected thereon a residential dwelling being known and numbered as 3405 Quay Street, McKeesport, PA 15131. Deed dated March 19, 1998, recorded on September 14, 1998, in Department of Real Estate of Allegheny County at Book Volume 10296, Page 337. Block & Lot No: 460-S-00223.

Whitehall**89. Anthony E. Capponi, Randall Carretta and Melanie Carretta**

GD-16-023657—\$2,054,113.78
Fidelity National Law Group
267-608-1732

All that certain lot or piece of ground situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 3302 Margaret Street, Pittsburgh, PA 15227. Block & Lot #0189-J-00055-0000-00. Deed Book Volume 18433, Page 306.

Wilkins**3. Lisa M. Scott as Executrix of the Estate of John E. Scott, Deceased**

MG-22-000972—\$27,016.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins:

Having erected thereon a dwelling being known and numbered as 624 Mortimer Avenue, Turtle Creek, PA 15145. Deed Book 8756, Page 559. Block and Lot Number 454-N-254.

48. Robert J. Korff, II

MG-23-000239—\$165,904.26
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family residential dwelling being known and numbered as 118 Gilmore Drive, Pittsburgh, PA 15235. Deed Book Volume 10525, Page 495. Block and Lot Number 542-B-126.

97. Anna Radokovic, with Notice to Heirs and Assigns

GD-23-011660—\$38,417.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one story brick house being known as 543 Lucia Drive, Pittsburgh, PA 15221. Deed Book Volume 3434, Page 102. Block & Lot No. 372-S-36.

Wilkinsburg**27. Richard Sanders**

GD-23-002172—\$11,286.42
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1562 Marlboro Avenue, Pittsburgh, PA 15221. Deed Book 16609, Page 559. Block and Lot Number 233-H-74.

28. The Unknown Heirs of Robert C. Reisch a/k/a Robert C. Reisch, Jr., Deceased

GD-23-007587—\$11,417.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon one half (1/2) of a brick duplex being known and numbered as 809 1/2 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 10950, Page 516. Block and Lot Number 233-E-156.

29. Carolyn Haney

GD-22-012480—\$17,576.77
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1330 Wood Street, Pittsburgh, PA 15221. Deed Book 11939, Page 276. Block and Lot Number 175-H-298.

66. Pittsburgh Landmark Group, LLC f/k/a Realty Choice Investments, LLC and Admiral Capital Management, LLC and the United States of America

GD-21-013882—\$19,174.31
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a rowhouse dwelling being known and numbered as 1533 Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 13584, Page 107. Block and Lot Number 232-H-330.

67. Wilford R. Clark

GD-23-004694—\$10,204.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and

numbered as 1510 Montier St., Pittsburgh, PA 15221. Deed Book 18238, Page 341. Block and Lot Number 232-R-16.

68. Kim Trent

GD-21-013319—\$46,651.34
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a townhouse dwelling being known and numbered as 1417 Princeton Boulevard, Pittsburgh, PA 15221. Deed Book 11257, Page 471. Block and Lot Number 232-R-312.

Wilmerding

63. The Unknown Heirs of Carol A. Pekarcik, Deceased Mortgagor, David Mapp and Angela Mapp

MG-23-000583—\$47,940.57
Thomas E. Reilly, Esq.
724-933-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a condominium unit being known and numbered as 338 Station Street, Wilmerding, PA 15148. Deed Book Volume 11573, Page 177, Block and Lot Number 546-B-290-8.

Pittsburgh—17th Ward

44. Ryan D. Reitz

MG-23-001011—\$240,309.26
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a condominium unit known as 120 S. 15th Street, Unit 303, Pittsburgh, PA 15203. Deed Book Volume 16424, Page 562, Block and Lot Number 3-M-119-303.

Pittsburgh—25th Ward

17. Stephen Cheek

MG-23-000972—\$134,975.47
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward, City of Pittsburgh: Having erected thereon a two-story brick house, known as 1523 Buena Vista Street, Pittsburgh, PA 15212. DBV 15894, PG. 218, Block & Lot No. 23-E-292.

Pittsburgh—26th Ward

81. BST PGH - 2 LLC

GD-23-012950—\$114,709.62
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the 26th Ward of the City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania: Having erected thereon a two-story brick dwelling being known and numbered as 3951 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book Volume 18927, Page 192, Instrument Number 2022-17451. Block and Lot Number 0115-D-00252.

82. Unknown Surviving Heirs of Kenneth E. Perkins a/k/a Ken Perkins

GD-22-014340—\$5,176.98
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2625 Maple

Avenue, Pittsburgh, Pennsylvania 15214. Deed Book Volume 6334, Page 556. Block and Lot Number 0046-B-00044-0000-00.

Pittsburgh—27th Ward

31. Takina White

MG-23-000826—\$215,406.55
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling known as 1242 Dickson Street, Pittsburgh, PA 15212, Deed Book Volume 18444, Page 340, Block & Lot No. 45-A-261.

Pittsburgh—28th Ward

40. Sonya M. Flournoy Kirkland and Dwayne E. Kirkland

GD-23-009152—\$74,240.59
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a two story dwelling being known and numbered as 132 Pensdale Street, Pittsburgh, PA 15205. Deed Book 18349, Page 146. Block and Lot Number 39-E-30.

Pittsburgh—29th Ward

16. Christopher John Meissner

MG-23-000698—\$109,928.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 240 East Agnew Avenue, Pittsburgh, PA 15210. Deed Book 18230, Page 180. Block and Lot Number 59-N-12.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

Please seek legal advice. If you cannot afford an attorney, you may be eligible for free legal assistance. Find out by contacting a legal service listed below.

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:

A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.

If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays.) between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Mar 7, 2024

Mar 8, 15, 22, 2024

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Astleford, Jr., John J. a/k/a John Joseph Astleford, Jr., deceased, of Carnegie, PA. No. 00969 of 2024. Bruce Calvin Astleford, Extr., 3410 Tasha Circle, Bellevue, NE 68123 or to Rosalie P. Wisotzki, Esq., 310 Grant Street, Suite 1109, Pittsburgh, PA 15219.

24-00984 Mar 22, 28; Apr 4, 2024

D'Amico, Dolores J., deceased, of McCandless Township, PA. No. 01077 of 2024. John R. Smith, Extr., c/o Anthony J. Giresi, Esq., Steptoe & Johnson, PLLC, One PPG Place, Suite 3300, Pittsburgh, PA 15222.

24-01006 Mar 22, 28; Apr 4, 2024

Deigan, Roberta M. a/k/a Roberta Madeline Deigan, deceased, of Coraopolis, PA. No. 00919 of 2024. Tammy Eaton, Admrx., 150 Vernon Dr., Pittsburgh, PA 15228 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.

24-00990 Mar 22, 28; Apr 4, 2024

Garrison, Gary, deceased, of Pittsburgh, PA. No. 01140 of 2024. Brenda Acker, Admrx., 23 Raymond Court, Elizabethtown, PA 17022 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-00991 Mar 22, 28; Apr 4, 2024

Glevicky, Rose Marie, deceased, of McKees Rocks, PA. No. 2588 of 2021. Barbara L. Grag, Extr., 212 Singer Ave., McKees Rocks, PA 15136 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-00609w Mar 22, 28; Apr 4, 2024

Han, Mano a/k/a Man O Han, deceased, of Sewickley, PA. No. 01452 of 2024. Jung "Jennifer" Hie Han, Extr., 1608 Towervue Drive, Pittsburgh, PA 15227 or to Brooke B. McMorrow, Esq., McMorrow Law LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

24-00996 Mar 22, 28; Apr 4, 2024

Hill, Jocelyn Marie, deceased, of Pittsburgh, PA. No. 06065 of 2019. Montgomery V. Bell, Admr., 132 South 7th Street, Indiana, PA 15701.

24-00608w Mar 22, 28; Apr 4, 2024

Loncar, Mary Ann, deceased, of Plum Borough, PA. No. 1360 of 2024. Kenneth A. Loncar, Extr., 350 Clements Road, Pittsburgh, PA 15239 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-00982 Mar 22, 28; Apr 4, 2024

Majewski, Rose Marie, deceased, of Pittsburgh, PA. No. 00849 of 2024. Rosalie P. Wisotzki, Extr., 215 Sweet Gum Rd., Pittsburgh, PA 15238 or to Rosalie P. Wisotzki, Esq., 310 Grant Street, Suite 1109, Pittsburgh, PA 15219.

24-00985 Mar 22, 28; Apr 4, 2024

Looking to hire
an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?

Post your employment
opportunity on
jobs.acba.org.

Markert, Lynn A., deceased, of Pittsburgh, PA. No. 01167 of 2024. Brooke Molina, Admrx., 612 Ravencrest Road, Pittsburgh, PA 15215 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
24-00988 Mar 22, 28; Apr 4, 2024

O'Connell, James P. a/k/a James Patrick O'Connell, deceased, of Carnegie, PA. No. 01343 of 2024. Amy McKenna, Extr., 21 Forest Glen Dr., Imperial, PA 15126 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-00995 Mar 22, 28; Apr 4, 2024

Pearson, Mary, deceased, of West Mifflin, PA. No. 00927 of 2024. Marilyn Douglas, Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.
24-00993 Mar 22, 28; Apr 4, 2024

Peterman, William J., deceased, of Plum, PA. No. 00404 of 2024. Kevin J. Peterman, Extr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.
24-00989 Mar 22, 28; Apr 4, 2024

Riley, Barbara A., deceased, of Scott Township, PA. No. 00732 of 2024. Patrick Riley, Extr., 22847 Cantara St., West Hills, CA 91304 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-00994 Mar 22, 28; Apr 4, 2024

Seibert, Jr., Edward H., deceased, of West Deer Twp., PA. No. 1307 of 2024. Stacy L. Pollock, Extr., 39 Crestview Dr., Tarentum, PA 15084 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.
24-00983 Mar 22, 28; Apr 4, 2024

Smith, James K. a/k/a James K. Smith, Sr., deceased, of Whitehall, PA. No. 00655 of 2024. Lynne A. Smith, Extr., 1127 Varner Road, Pittsburgh, PA 15227 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
24-00987 Mar 22, 28; Apr 4, 2024

Tambellini, Lillian A. a/k/a Lillian Tambellini, deceased, of Pittsburgh, PA. No. 00909 of 2024. Renee Goetz, Co-Extr. and Gary Tambellini, Co-Extr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
24-00992 Mar 22, 28; Apr 4, 2024

Venturo, Sr., Raymond A., deceased, of North Fayette Township, PA. No. 01768 of 2024. Raymond A. Venturo, Jr., Extr., 129 Crystal Creek Circle, Oakdale, PA 15071 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.
24-00606w Mar 22, 28; Apr 4, 2024

Walker, Annie Laurie, deceased, of Perry North, PA. No. 00847 of 2024. Tammy L. Carter, Admrx., 143 Howard Street, Pittsburgh, PA 15235 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
24-00986 Mar 22, 28; Apr 4, 2024

Williams, Linda S., deceased, of West Mifflin, PA. No. 01743 of 2024. David A. Williams, Extr., 3941 Davis Avenue, Munhall, PA 15120 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.
24-00607w Mar 22, 28; Apr 4, 2024

Bianchetti, Jane Marie, deceased, of Pittsburgh, PA. No. 1341 of 2024. Ronald L. Bianchetti, Extr., 137 Summer Seat Lane, Pittsburgh, PA 15237.
24-00527w Mar 15, 22, 28, 2024

Bosley, Martha M., deceased, of Scott Township, PA. No. 01727 of 2024. John J. Bosley III, Extr., c/o Andrew D. Venturella, Esq., McCann Garland Ridall & Burke, 11 Stanwix Street, Suite 1030, Pittsburgh, PA 15222.
24-00533w Mar 15, 22, 28, 2024

Callison, Mary Elizabeth a/k/a Mary Blair Callison, deceased, of Pittsburgh, PA. No. 00120 of 2024. Rachel Callison, Extr., 17 Emerson Avenue, Crafton, PA 15205.
24-00905 Mar 15, 22, 28, 2024

Cherevka, John W., deceased, of Brentwood Borough, PA. No. 1576 of 2024. William P. Spero, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
24-00908 Mar 15, 22, 28, 2024

Christian, Gloria K., deceased, of Penn Hills, PA. No. 00838 of 2024. William R. Christian, Extr., 418 Agatha Street, Pitcairn, PA 15140 or to Donald E. Jerich, Esq., Stockey & Kelly, 304 Ross Street, Ste. 302, Pittsburgh, PA 15219.
24-00911 Mar 15, 22, 28, 2024

Cordeiro, Emmy L.S. a/k/a Emmy Luis Stahl Cordeiro, deceased, of Bethel Park, PA. No. 1703 of 2024. Carlos Cordeiro, Admrx., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00524w Mar 15, 22, 28, 2024

Cralle, Marion Jo, deceased, of Pittsburgh, PA. No. 8572 of 2023. Linda Cralle Wheadon, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
24-00523w Mar 15, 22, 28, 2024

Keane, Joan F., deceased, of Scott Township, PA. No. 01450 of 2024. Ann Elizabeth Keane-Trybus, Extr., 30 West Manilla Avenue, Pittsburgh, PA 15220 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
24-00907 Mar 15, 22, 28, 2024

Lenoski, Ronald G., deceased, of Ross Township, PA. No. 00705 of 2024. Christine L. Scullion, Extr., 1226 Nicklaus Way, Pittsburgh, PA 15044 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
24-00909 Mar 15, 22, 28, 2024

Letcher, Dane C., deceased, of Kennedy Township, PA. No. 08376 of 2023. Ernest Alan Letcher, Jr., Extr., 129 Park Place, McKees Rocks, PA 15136 or to Donald E. Jerich, Esq., Stockey & Kelly, 304 Ross Street, Ste. 302, Pittsburgh, PA 15219.
24-00910 Mar 15, 22, 28, 2024

Malloy, Elizabeth, deceased, of West Mifflin, PA. No. 01224 of 2024. Mary Beth Artim, Admrx., 2215 Duchess Avenue, West Mifflin, PA 15122 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
24-00906 Mar 15, 22, 28, 2024

Morrissey, Patricia a/k/a Patricia R. Morrissey, deceased, of Scott Township, PA. No. 01663 of 2019. Mark W. Morrissey, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
24-00530w Mar 15, 22, 28, 2024

Ray, Robert Charles a/k/a Robert C. Ray, deceased, of McKees Rocks, PA. No. 01102 of 2024. Rochelle Truzzi, Extr., 1786 Hassam Road, Moon Twp., PA 15108.
24-00904 Mar 15, 22, 28, 2024

Serbin, Hilda M. a/k/a Hilda Mercedes Serbin, deceased, of Munhall, PA. No. 00106 of 2024. Joshua D. Serbin, Admrx., 1806 Maple Street, Munhall, PA 15120 or to Joel M. Dresbold, Esq., 432 Blvd. of the Allies, Pittsburgh, PA 15219.
24-00912 Mar 15, 22, 28, 2024

Vercammen, Timothy C., deceased, of Carnegie, PA. No. 01728 of 2024. Annette W. Magdich, Extr., 803 Dutch Hill Road, Oakdale, PA 15071 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-00531w Mar 15, 22, 28, 2024

Alkson, Kathleen a/k/a Kathy Alkson, deceased, of Wexford, PA. No. 01346 of 2024. Melissa A. Busler, Extr., 1310 Ritter St., Butler, PA 16001.
24-00825 Mar 8, 15, 22, 2024

Basilico, Kevin P. a/k/a Kevin Paul Basilico, deceased, of Pittsburgh, PA. No. 01508 of 2024. Gwendolyn Basilico, Extr., 8 Cameron Drive, Pittsburgh, PA 15235 or to Melvin P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
24-00481w Mar 8, 15, 22, 2024

Bixler, Darlene, deceased, of Pittsburgh, PA. No. 6905 of 2022. Kevin E. Brown, Extr., 5096 Rosecrest Place, Pittsburgh, PA 15201 or to Matthew D. Rak, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Fl., Pittsburgh, PA 15219.
24-00824 Mar 8, 15, 22, 2024

Black, Harry, deceased, of North Fayette Township, PA. No. 01393 of 2024. Daniel T. Black, Co-Extr., 214 Marshall Road, Oakdale, PA 15071 and Ronald H. Black, Co-Extr., 220 Marshall Road, Oakdale, PA 15071 or to Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.
24-00479w Mar 8, 15, 22, 2024

Broge, Mary A., deceased, of Pittsburgh, PA. No. 00590 of 2024. David Vogel, Co-Admrx. and Michelle Broge-Connor, Co-Admrx., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.
24-00823 Mar 8, 15, 22, 2024

Cheatham, Joanne K., deceased, of Pittsburgh, PA. No. 01242 of 2024. Lynne Bojarun, Extr., 2910 Amy Drive, South Park, PA 15102 or to Jillian F. Zacks, Esq., Zacks Trust & Estate Law LLC, 4927 William Flinn Hwy., Allison Park, PA 15101.
24-00483w Mar 8, 15, 22, 2024

Clibbens, Sr., John E. a/k/a John Edward Clibbens, Sr., deceased, of Pittsburgh, PA. No. 1061 of 2024. Jill A. Wozniak, Extr., 12 Smilax Street, Pittsburgh, PA 15205 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.
24-00828 Mar 8, 15, 22, 2024

DiPippa, Anthony, deceased, of Pittsburgh, PA. No. 01338 of 2024. Shelly Conley, Extr., 850 Hidden Ridge Court, #203, South Park, PA 15129 or to Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.
24-00478w Mar 8, 15, 22, 2024

Flynn, Mary a/k/a Mary W. Flynn, deceased, of Oakdale, PA. No. 1441 of 2024. Colleen Anthony, Extr., c/o Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.
24-00477w Mar 8, 15, 22, 2024

Foley, Camilla T. a/k/a Camilla Taylor Foley, deceased, of Mt. Lebanon, PA. No. 01318 of 2024. Maureen A. Foley, Admrx., c/o Steven L. Sablowsky, Esq., Cafardi

ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE

WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS AND PA APPELLATE COURTS

In accordance with the By-Laws of Bar Association Article 14 – Committee on Judiciary – and the "Guidelines, Rules and Procedures" of the Committee, notice is hereby given that:

THE ACBA JUDICIARY COMMITTEE

will meet at 4:30 p.m. on Tuesday, April 23, 2024, at ACBA Headquarters, 4th Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Candidates that are requesting an interview must submit an application that is available online at ACBA.org. Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit ACBA.org/Judiciary-Committee or visit the home page of the ACBA website (ACBA.org). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director, by phone at 412-402-6601 or by email at dblaner@acba.org.

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

Deadline for submitting an application to the Judiciary Committee is Tuesday, April 9, 2024 at 4 p.m. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.

Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-00827 Mar 8, 15, 22, 2024

Lebeda, Mary C., deceased, of West Homestead, PA. No. 01164 of 2024. Valerie Ann Hanus, Co-Extr. and Mark E. Lebeda, Co-Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.

24-00830 Mar 8, 15, 22, 2024

Maromonte, Arthur J., deceased, of Pittsburgh, PA. No. 07251 of 2023. Robin A. Maromonte, Admrx., 9 Elizabeth Street, Pittsburgh, PA 15223 or to David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00476w Mar 8, 15, 22, 2024

Weider, Edward John, deceased, of Gibsonia, PA. No. 01509 of 2024. Andrea J. Weider, Extr., 141 Watters Station Road, Evans City, PA 16033 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00482w Mar 8, 15, 22, 2024

Articles of Incorporation Nonprofit Corporation

Christian E. Sese, Esq., Peacock Keller, 4000 Town Center Blvd., Suite 410, Canonsburg, PA 15317 and Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 1, 2021, with respect to a nonprofit corporation, Wishbone's Animal Sanctuary Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

24-00605w Mar 22, 2024

Notice of Trust & Termination

Notice is hereby given of the administration of the "Eugene L. Grubb Trust Under Agreement Dated December 14, 2015". Eugene L. Grubb, of Hampton Township, Allegheny County, Pennsylvania died February 27, 2024.

All persons indebted to the "Eugene L. Grubb Trust Under Agreement Dated December 14, 2015" are requested to make payment without delay and all those having claims against Eugene L. Grubb are directed to present the same without delay to the Trustee or attorney named below:

Matthew E. Grubb, Trustee at 3253 Oaknoll Road, Gibsonia, PA 15044; or Slade R. Miller, Esq., Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park, PA 15101.

24-01007 Mar 22, 28; Apr 4, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO.: MG-24-000103

First National Bank of Pennsylvania, Plaintiff,

vs.

Raymond E. Newhouse, Jr. and Carolyn S. Newhouse, Known Heirs of the Estate of Joshua Newhouse and the Unknown Heirs, Executors and/or Administrators of the Estate of Joshua Newhouse, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555

24-01097 Mar 22, 2024

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Barclays Bank Delaware vs Fatula Ryan; AR-24-001352; Contract - Credit Card; Exhibits; 2515.05; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Heinlein Bethany A.; AR-24-001353; Contract - Credit Card; Exhibits; 2042.34; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Humenik Adam; AR-24-001354; Contract - Credit Card; Exhibits; 1862.78; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Jordan James; AR-24-001355; Contract - Credit Card; Exhibits; 1635.20; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs King Aaron T.; AR-24-001356; Contract - Credit Card; Exhibits; 2955.88; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Barclays Bank Delaware vs Kenny Katherine G.; AR-24-001357; Contract - Credit Card; Exhibits; 4574.12; Atty(s): Goodchild Julie E., Lauer Ian M, Edelman David William

Capital One N.A. vs Barrett Jody J; AR-24-001358; Contract - Debt Collection; Exhibits; 5352.65; Atty(s): Baroska III Robert L.

Salmans Jonathan vs Havrilla William, W.H. Renovations and Trim Work; AR-24-001359; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Winters Joshua B.

Geico Casualty Insurance Company vs Hauck Andrew S.; AR-24-001360; Motor Vehicle Accident; Complaint; 27967.16; Atty(s): McElhanev Travis L, Adkins Meghan

State Farm Mutual Automobile Insurance Company vs Papalia Angelo, Commonwealth of Pennsylvania; AR-24-001361; Motor Vehicle Accident; Complaint; 2924.37; Atty(s): McElhanev Travis L, Adkins Meghan

LVNV Funding LLC vs Pulido Andres R; AR-24-001362; Contract - Credit Card; Complaint; Atty(s): Santucci Daniel, Winograd Ian Zev

Bunde & Roberts P.C. vs Montesano Anthony; AR-24-001363; Contract - Debt Collection; Complaint; Atty(s): Thomas Amanda, Cullen John

Dollar Bank vs Noel Eric J; AR-24-001364; Contract - Credit Card; Plaintiff's Appeal of MDJ; 10668.91; Atty(s): Urban Matthew D.

Westbrook Claude vs Totton Darien; AR-24-001365; Other Tort; Petition to Proceed IFP; Atty(s): Self-Represented

Capital One Bank N.A. vs Foster Adrian J.; AR-24-001366; Contract - Debt Collection; Defendant's Appeal of MDJ; 6024.21; Atty(s): Klingensmith Robert D.

JPMorgan Chase Bank N.A. vs Magee Declan; AR-24-001367; Contract - Credit Card; Exhibits; 8612.05; Atty(s): Lauer Ian M, Goodchild Julie E., Edelman David William

Vasco Tammy vs Estate of Joanna Fazekas, Maybellas Lisa; AR-24-001368; Other Tort; Complaint; 34000.00; Atty(s): Gailey Matthew D.

Consumer Portfolio Services, Inc. vs Lott Jason John; AR-24-001369; Replevin; Complaint; 23115.70; Atty(s): Sklar Andrew

Allegheny County Central Tax Collection District vs Benigni Jessica; AR-24-001370; Allegheny County Tax; Complaint; 762.45; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Biser Melody; AR-24-001371; Allegheny County Tax; Complaint; 1833.09; Atty(s): Monti Richard A., Scherer David L.

Dayen Zak vs Portfolio Recovery Associates LLC; AR-24-001372; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

Allegheny County Central Tax Collection District vs Garner Keneisha D.; AR-24-001373; Allegheny County Tax; Complaint; 780.45; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Jackson Kopia R; AR-24-001374; Allegheny County Tax; Complaint; 738.45; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Johnson Deborah; AR-24-001375; Allegheny County Tax; Complaint; 3313.78; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Kabeke Lukelebe; AR-24-001376; Allegheny County Tax; Complaint; 720.45; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Rainey Briana O; AR-24-001377; Allegheny County Tax; Complaint; 716.85; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Terlecki Jr. Michael; AR-24-001378; Allegheny County Tax; Complaint; 10770.17; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Denham Patrick; AR-24-001379; Allegheny County Tax; Complaint; 7953.77; Atty(s): Monti Richard A., Scherer David L.

Bobik Alexander R. vs Balsamico Joe; AR-24-001380; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Pandaleon Thomas E

Allegheny County Southwest Tax Collection District vs McCabe Joseph; AR-24-001381; Allegheny County Tax; Complaint; 991.65; Atty(s): Monti Richard A., Scherer David L.

Spring Oaks Capital SPV LLC vs Smith Anthony; AR-24-001382; Contract - Credit Card; Exhibits; 3176.63; Atty(s): Weinberg Frederic I., Flink Joel M

Keebler Trey vs Absolute Resolutions Investments LLC; AR-24-001383; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

Scott Anthony vs Winter James P., Bigs Sanitation Inc.; AR-24-001384; Motor Vehicle Accident; Complaint; Atty(s): Cartwright James L., Giannetti Anthony J.

Spring Oaks Capital SPV LLC vs Jason Millward; AR-24-001385; Contract - Credit Card; Exhibits; 2845.00; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Worch Felisha L.; AR-24-001387; Contract - Credit Card; Exhibits; 3005.57; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Sinclair Brandon; AR-24-001388; Contract - Credit Card; Exhibits; 5573.14; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Traficante Melissa; AR-24-001389; Contract - Credit Card; Exhibits; 1548.33; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs March David; AR-24-001390; Contract - Credit Card; Exhibits; 2882.36; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Walmaley Kristin; AR-24-001391; Contract - Credit Card; Exhibits; 3178.05; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Hutson Marlon J.; AR-24-001392; Contract - Credit Card; Exhibits; 2937.74; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Hutson Marlon; AR-24-001393; Contract - Credit Card; Exhibits; 2937.74; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Anderson Charles H; AR-24-001394; Contract - Credit Card; Exhibits; 1751.90; Atty(s): Weinberg Frederic I., Flink Joel M

Spring Oaks Capital SPV LLC vs Flanagan Rebecca; AR-24-001395; Contract - Credit Card; Exhibits; 1601.40; Atty(s): Weinberg Frederic I.

Spring Oaks Capital SPV LLC vs Black Raymond; AR-24-001396; Contract - Credit Card; Exhibits; 4730.31; Atty(s): Weinberg Frederic I., Flink Joel M

Dollar Bank FSB vs Hunkele Jenene L, Hunkele Mark; AR-24-001397; Contract - Debt Collection; Exhibits; 29737.56; Atty(s): Molczan William T

Dollar Bank vs Hunkele Jenene L; AR-24-001398; Contract - Credit Card; Exhibits; 15914.06; Atty(s): Molczan William T

American Express National Bank vs Strom Donald; AR-24-001399; Contract - Credit Card; Exhibits; 14544.63; Atty(s): Edenhofner Matthew, Armstrong Kirsten R., Loewy Andrew, Strand Jason Emerson, MacDonnell Brynne

Clearview Federal Credit Union vs Trainer Sierra; AR-24-001400; Contract - Credit Card; Exhibits; 1098.04; Atty(s): Urban Matthew D.

Dollar Bank vs Kelly Michael J; AR-24-001401; Contract - Credit Card; Exhibits; 14891.61; Atty(s): Molczan William T

Pinkerton James vs AAR Enterprises II LLC, Roenigk Andy; AR-24-001402; Contract - Other; Affidavit of Service; 40000.00; Atty(s): Self-Represented