

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, February 3, 2025 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. 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, FEBRUARY 3, 2025 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, FEBRUARY 4, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, FEBRUARY 10, 2025 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 AND 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 475.

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: SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"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."

Baldwin Borough

41. Miriam Page and Todd Lind
MG-24-000679—\$135,148.75
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 4917 East Willock Road, Pittsburgh, PA 15227. DBV 17572, PG. 25, B/L #246-J-34.

Bellevue

15. Michael A. Persia
GD-23-007216—\$2,972.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two story frame house being known as 129 Teece Ave., Pittsburgh, PA 15202. Deed Book Volume 11125, Page 616. Block & Lot No. 161-J-112.

Ben Avon Hts.

27. Phiri3mik LLC
GD-23-011669—\$2,874.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon Heights: Having erected thereon a one-story brick house being known as 6 Stratford Road, Pittsburgh, PA 15202. Deed Book Volume 18581, Page 331. Block & Lot No. 214-C-92.

Bethel Park

28. Wesley W. Ritterbusch
GD-23-011444—\$2,508.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and a half story frame house known as 5493 Main Street, Bethel Park, PA 15102. Deed Book Volume 17483, Page 300. Block & Lot No. 567-H-102.

51. Adam Brent Kauer and Julie Paige Caldwell
MG-24-000651—\$178,807.52
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3129 South Park Road, Bethel Park, Pennsylvania 15102. Deed Book Volume 17008, Page 260. Block and Lot Number 0476-N-00060-0000-00.

Brentwood

48. Denise Williams
MG-24-000715—\$138,358.14
Powers Kirn, 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, Instrument Number 2016-40725, Block and Lot Number 188-A-197.

Carnegie

34. Scott Ross, II and Brandi T. Daugherty
MG-24-000287—\$97,219.94
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 18 Watson Street, Carnegie, Pennsylvania 15106. Deed Book Volume 16064, Page 487, Block and Lot Number 104-R-172.

46. Brian D. Kelly and Jonnine D. Kelly
GD-22-013101—\$3,095.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie:

Having erected thereon a two-story masonry frame house being known as 25 Woodruff Drive, Carnegie, PA 15106. Deed Book Volume 9300, Page 356, Block & Lot No. 66-K-244.

Castle Shannon

20. Lawrence J. McNeilis, Administrator of the Estate of Edward J. McNeilis, Deceased
GD-24-000262—\$3,155.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one-story brick house being known as 795 Killarney Drive, Pittsburgh, PA 15234. Deed Book Volume 9927, Page 403. Block & Lot No. 139-J-84.

Dormont

40. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased
GD-24-000479—\$4,129.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story brick house being known as 1100 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book Volume 8601, Page 539. Block & Lot No. 97-E-156.

Duquesne

3. Charles Chambers
GD-22-012521—\$7,612.21
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 1019 Kennedy Avenue, Duquesne, PA 15110. Deed Book 12370, Page 282. Block and Lot Number 305-L-270.

Elizabeth Borough

69. Linda McEvoy
MG-16-000820—\$100,044.72
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story residential dwelling known and numbered as 923 7th Ave., Elizabeth, PA 15037. Deed Book Volume 11680, Page 443. Block & Lot No. 1272-C-270.

Elizabeth Township

9. Tracy M. Hill and Kevin R. Hill
MG-24-000458—\$45,732.81
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 Shaffer Avenue, Elizabeth, PA 15037. Deed Book 10520, Page 127. Block and Lot Number 1132-K-56.

22. Brian M. Grice
GD-21-011717—\$5,332.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story brick house being known as 201 Clover Drive, Elizabeth, PA 15037. Deed Book Volume 17218, Page 47. Block & Lot No. 1130-R-275.

Glassport

65. MTM Development

GD-23-010955—\$8,754.83
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 813 Vermont Ave., Glassport, PA 15045. Deed Book 18618, Page 458. Block and Lot Number 558-G-89.

Green Tree

12. Gregory L. Countouris

GD-22-011806—\$3,887.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a two-story brick house being known as 42 Pocono Drive, Pittsburgh, PA 15220. Deed Book Volume 12933, Page 50. Block & Lot No. 17-K-136.

Hampton

39. Virginia A. Hansel, With Notice to Heirs and Assigns

GD-23-006889—\$4,613.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 4978 South Pioneer Road, Gibsonia, PA 15044. Deed Book Volume 4988, Page 117, Block & Lot No. 1212-E-245.

Harrison

25. Claudia M. Stewart

GD-23-010766—\$3,338.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one-story concrete block house being known 1011 Beacon Street, Natrona Heights, PA 15065. Deed Book Volume 16048, Page 581. Block & Lot No. 1678-S-161.

53. Darren John Brower

GD-24-005502—\$32,104.09
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and Township of Harrison: Having erected thereon a dwelling being known and numbered as 29 Spruce Street, Natrona Heights, PA 15065. Deed Book Volume 12146. Block and Lot Number 1368-L-300.

Indiana

23. HP Property Pro LLC

GD-23-001802—\$5,106.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one-story frame house being known as 337 Grandview Drive, Indianola, PA 15051. Deed Book Volume 16108, Page 161. Block & Lot No. 725-P-42.

Ingram

21. Marla Frankenberg, Michael Richards and Joseph Richards, Known Heirs of Magdaly

Pearl Richards f/k/a Magdaly Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased and the Unknown Heirs of Magdaly Pearl Richards f/k/a Magdaly Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased

GD-16-010734—\$8,928.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two-story brick house being known as 161 West Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 4055, Page 491, Block & Lot No. 70-L-167.

Jefferson Hills

4. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson

GD-23-012483—\$289,489.50
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Parcel #1: Having erected thereon a commercial building known as 1501 State Route 51, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-200.

Parcel #2: Being vacant land known as Wray Large Road, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-259.

Liberty

11. Teresa Ann Helmick

MG-24-000366—\$102,614.87
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 3113 Woodrow Street, McKeesport, PA 15133. Deed Book Volume 18640, Page 528. Block and Lot Number 556-H-12.

43. Michael Spargal

MG-24-000387—\$67,182.33
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2708 E Street, McKeesport, PA 15133. Document Number 2010-20872, Deed Book Volume 14342, Page 260. Block and Lot Number 0465-R-00309-0000-00.

Marshall

7. Richard C. Zupanc and Gloria P. Kennedy

MG-22-000931—\$776,116.40
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 102 Greenbriar Drive, Wexford, PA 15090, Deed Book Volume 12202, Page 530. Block and Lot Number 1822-F-00007-0000-00.

Town of McCandless

70. Jason A. Andrews

MG-23-000273—\$1,141,258.71
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 9200 Tanbark Drive, Pittsburgh, PA 15237. Deed Book Volume 14936, Page 249, Block and Lot Number 824-J-277.

City of McKeesport

2. Lawrence Yearwood and John Olowu

GD-23-000522—\$19,472.68
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 611 Shaw Avenue, McKeesport, PA 15132. Deed Book 18437, Page 576. Block and Lot Number 307-K-133.

32. Julian Thomas and Stephanie Thomas

GD-23-006967—\$4,953.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Having erected thereon a one-story brick industrial building being known as 528 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 18589, Page 20. Block & Lot No. 464-S-191.

45. J. Elks, Inc.

GD-19-015552—\$4,591.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story frame house, known as 442 29th Street, McKeesport, PA 15132. Deed Book Volume 11264, Page 148. Block & Lot No. 464-B-48.

Monroeville

13. Global Hardwork Inc.

GD-23-002206—\$9,945.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story brick house known as 4507 Coffey Street, Monroeville, PA 15146. Deed Book Volume 15843, Page 257. Block & Lot No. 861-A-348.

Mt. Lebanon

47. Coleen A. McGrath

GD-24-007486—\$7,368.86
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 912 Bower Hill Road, Pittsburgh, Pennsylvania 15243, Deed Book Volume 7069, Page 343, and Deed Book Volume 17790, Page 113, Block and Lot 142-J-202.

North Fayette

30. Dorea J. Dempe Hill and James Pounds

GD-17-005264—\$5,895.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a one-story frame house being known as 7998 Noblestown Road, McDonald, PA 15057. Deed Book Volume 15675, Page 202. Block & Lot No. 683-F-2.

North Versailles

8. Johnathon Jones and Salina Bowser

MG-24-000619—\$91,202.99
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 889 Joan Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 17367, Page 515. Block and Lot Number 0548-M-00115-0000-00.

37. Jerry J. Jones and Kasey Amanda Jones

GD-24-009721—\$70,501.12
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Jerry J. Jones and Kasey Amanda Jones of, in and to all the following described real estate: Situated in the Township of North Versailles, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 419 West Carter Drive, North Versailles, PA 15137. Described at Deed Book 16362, Page 360, Parcel Number 0376-P-00326-0000-00.

58. Cynthia Lee Bartges

GD-17-008214—\$1,939.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 204 Broadway Extension, North Versailles, PA 15137. Deed Book Volume 11080, Page 353. Block & Lot No. 458-M-259.

66. Immanuel E. Murin

MG-19-000614—\$62,642.33
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 123 Thomas Avenue, North Versailles, PA 15137. Deed Book Volume 14098, Page 488. Block and Lot Number 547-K-326.

Penn Hills

59. Daniel M. Guy and William Smith

GD-05-024004—\$20,633.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story commercial building being known as 11-19 Torrance St., Pittsburgh, PA 15235. Deed Book Volume 17208, Page 322. Block & Lot No. 173-M-303.

62. Tonceia Parker

GD-22-000733—\$8,514.94
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 237 Emrose Drive, Pittsburgh, PA 15235. Deed Book 16338, Page 26. Block and Lot Number 369-K-243.

67. Nelson Norris, Jr. and Vivian V. Norris f/k/a Vivian V. Nelson

GD-24-000938—\$67,454.50
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9620 Emerson Street, Pittsburgh, PA 15235. Deed Book Volume 10202, Page 344, Block and Lot Number 0295-P-0246.

Pennsbury Village

57. Richard M. Hartin

GD-24-001563—\$3,322.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Village of Pennsbury: Having erected thereon a two story brick condominium unit in Pennsbury Village known as 742 Carriage Circle, Pittsburgh, PA 15205. Deed Book Volume 18306, Page 477. Block & Lot No. 150-S-96-423.

Pitcairn

50. Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right, Title or Interest from or under Lydia M. Austin, Deceased
MG-24-000504—\$55,025.84
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 428 Eleanor Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 12242, Page 593, Instrument Number. 2004-37803, Block and Lot Number 747-A-90.

Reserve

33. Lori E. Jockel
GD-24-001854—\$3,168.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one-story frame house being known as 1709 Luty Avenue, Pittsburgh, PA 15212. Deed Book Volume 11046, Page 213. Block & Lot No. 47-H-301.

Ross

18. Marc D. Pivrotto
GD-23-010023—\$3,556.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story frame house known as 8 Pioneer Avenue, Pittsburgh, PA 15229. Deed Book Volume 15479, Page 327. Block & Lot No. 279-P-191.

54. Scottsdale REI LLC
GD-23-010279—\$242,958.01
Padgett Law Group
850-422-2520

All the following described real estate situated in Ross Township, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a two-family residential dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume DE 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

South Park

38. Catherine A. King, With Notice to Heirs and Assigns
GD-22-007532—\$2,866.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story brick house, known as 977 Holly Lynne Drive, Pittsburgh, PA 15236. Deed Book Volume 14286, Page 363. Block & Lot No. 473-A-80.

Swissvale

19. Shawn P. Hagan, Individually and as Executor of the Estate of Gloria A. Hagan, Deceased
GD-16-007137—\$11,993.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7929 Graff Avenue, Pittsburgh, PA 15218. Deed Book Volume 8174, Page 104, Block & Lot No. 234-N-331.

Turtle Creek

16. Need A Haul LLC
GD-24-002070—\$2,727.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story commercial building being known as 1201 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 19071, Page 326. Block & Lot No. 455-M-61-1.

Verona

63. Marilyn N. Anker
GD-22-007506—\$13,300.45
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 544 Vogels Lane, Verona, PA 15147. Deed Book 15547, Page 183. Block and Lot Number 364-R-317.

Wall

44. Edward Nathan Gray
MG-24-000615—\$114,188.15
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 533 Ross Street, Wall, PA 15148. Document Number 2022-20655, Deed Book Volume 18960, Page 381. Block and Lot Number 0643-D-00270-0000-00.

West View

49. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under R. Meghan White a/k/a Meghan White, Deceased
MG-24-000639—\$91,005.32
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Chalfonte Avenue, Pittsburgh, Pennsylvania 15229. Deed Book Volume 14850, Page 124, Instrument No. 2012-7436, Parcel 351-N-96.

White Oak

24. John A. Krzywiecki and Carol J. Krzywiecki
GD-23-005960—\$3,083.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story brick house being known as 125 Bernard Drive, McKeesport, PA 15131. Deed Book Volume 10187, Page 435. Block & Lot No. 549-J-292.

Wilkins

14. Joseph Michael Senoski
GD-18-014660—\$16,503.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two-story frame house being known as 204 Churchill Road, Turtle Creek, PA 15145. Deed Book Volume 10377, Page 274, Block & Lot No. 454-B-152.

Wilksburg

55. Curtis Barrett, individually and d/b/a CB Fixit and CB Fixit, Inc.
AR-24-004277—\$44,312.39
Alexander C. Herron, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling known and numbered as 2326 McNary Boulevard, Pittsburgh, PA 15235. Deed Book Volume 19579, Page 486, Block and Lot Number 297-G-105.

64. Gayle A. Price and James E. Price
GD-23-010568—\$56,958.84
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 556 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 12276, Page 496. Block and Lot Number 233-L-112.

Wilmerding

1. Landis Property Investments, LLC
GD-23-014694—\$20,142.32
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 334 Wood Street, Wilmerding, PA 15148. Deed Book 16135, Page 256. Block and Lot Number 546-G-162.

Pittsburgh—9th Ward

10. Peter Beccard
MG-23-000372—\$9,914.90
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being municipally known and numbered as 4210 Milgate Street, Pittsburgh, PA 15224. Deed Book Volume 17611, Page 182. Block and Lot Number 49-M-311.

Pittsburgh—12th Ward

52. Rosewood Property Management LLC, a Pennsylvania limited liability company
GD-23-012090—\$110,957.75
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 336 Ladson Street, Pittsburgh, PA 15206. Deed Book Volume 14109, Page 78. Block and Lot Number 0124-R-00037.

Pittsburgh—17th Ward

56. Sarah Williams
MG-23-000432—\$498,333.42
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1802 Harcum Way, Pittsburgh, PA 15203. Deed Book 16978, Page 447. Block and Lot Number 12-J-251.

Pittsburgh—20th Ward

60. Jean E. Holler
MG-24-000098—\$69,031.04
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3137 Landis Street, Pittsburgh, PA 15204. Deed Book Volume 9975, Page 8. Block and Lot Number 0042-L-00181-0000-00.

Pittsburgh—25th Ward

29. Unknown Heirs of Carolyn Green, Deceased
GD-12-007324—\$7,977.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 25: Being thereon vacant residential land known as Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 5412, Page 31. Block & Lot No. 23-E-375.

Pittsburgh—27th Ward

35. David K. Walker and Sharon A. Walker
MG-17-001671—\$133,516.47
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1156 Pemberton Street, Pittsburgh, PA 15212. Deed Book Volume 12378, Page 57, 2005-7645. Block and Lot Number 115-N-218.

71. Titus Lamar Morris, Member of Royal Realty by TLM LLC and Royal Realty By TLM, LLC c/o Titus Lamar Morris, Member
MG-23-001114—\$206,047.34
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 2844 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 16568, Page 379. Block and Lot Number 44-D-242.

Pittsburgh—29th Ward

36. Susan E. McCandless
MG-24-000127—\$84,993.40
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 111 Merritt Ave., Pittsburgh, PA 15227. Deed Book Volume 12364. Block and Lot Number 0137-A-0232.

Pittsburgh—30th Ward

42. John Desabato and Gioia Mangis Known Heirs and All Unknown Heirs of Edward P. Desabato, Jr.
MG-24-000390—\$18,681.35
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as: 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block / Lot# 33-K-149.

Pittsburgh—31st Ward

6. 4th Quarter Realty Group, Inc.
MG-23-000702—\$156,518.55
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1126 Mifflin Road, Pittsburgh, PA 15207. Deed Book Volume 18035, Page 202. Block and Lot Number: 0185-D-00314-0000-00.

Pittsburgh—32nd Ward

68. John Christofis
MG-24-000452—\$134,523.30
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2291 Bernard St., Pittsburgh, PA 15234. Deed Book Volume 5483, Page 365, Block and Lot Number 0096-S-0278.

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
Jan 9, 2025
Jan 10, 17, 24, 2025

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:

Baker, Marilyn a/k/a Marilyn J. Baker, deceased, of Pittsburgh, PA. No. 7947 of 2024. Mark R. Baker, Extr., 1123 William Street, Pittsburgh, PA 15237 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00073w Jan 17, 24, 31, 2025

Boberg, John A., deceased, of Wilmerding, PA. No. 06528 of 2024. Patricia Dudley, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00076w Jan 17, 24, 31, 2025

Brandt, Fernando J. a/k/a Nando Brandt, deceased, of McKeesport, PA. No. 07418 of 2024. Fernando Jose Brandt Huff, Extr., Avenida La Rotonda, Parque del Mar II, Piso 16, Apr. 16B, Costa del Este, Panama, Panama.
25-00179 Jan 17, 24, 31, 2025

Brdar, Judith Catherine a/k/a Judith C. Brdar, deceased, of Bethel Park, PA. No. 05771 of 2024. Marc Brdar, Extr., 986 Bideford Drive, South Park, PA 15129 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00069w Jan 17, 24, 31, 2025

Buchanan, Tammy S., deceased, of Moon Twp., PA. No. 07961 of 2024. Samantha M. Radzanowski, Admr., c.t.a., c/o Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.
25-00183 Jan 17, 24, 31, 2025

Carter, Courtney M. a/k/a Courtney Carter, deceased, of Pittsburgh, PA. No. 05975 of 2024. Patricia Short, Co-Admr., and Corey Carter, Co-Admr., 7823 Madiera Street, Pittsburgh, PA 15221 or to Todd J. Hollis, Esq., 202 Penn Plaza, Turtle Creek, PA 15145.
25-00176 Jan 17, 24, 31, 2025

Dawson, Loretta, deceased, of Plum, PA. No. 02407 of 2024. Peter J. Dawson, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00078w Jan 17, 24, 31, 2025

Dickson, Frances Waynetta, deceased, of Pittsburgh, PA. No. 00085 of 2025. Richard W. Dickson, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
25-00080w Jan 17, 24, 31, 2025

Harper, Ronald James - Late of Penn Hills Twp., Allegheny County. D.O.D. 11/20/19. Will #022406115. Angela Harper, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103.
25-00220 Jan 17, 24, 31, 2025

Karrenbauer, Ronald J., deceased, of Pittsburgh, PA. No. 7607 of 2024. Ronald James Karrenbauer, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
25-00184 Jan 17, 24, 31, 2025

Kiedaisch, Marlene B., deceased, of Scott Township, PA. No. 07789 of 2024. Karen A. Kiedaisch, Extr., 98 Loire Valley Drive, Pittsburgh, PA 15209 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00182 Jan 17, 24, 31, 2025

Pozycki, Barbara A., deceased, of South Park, PA. No. 00146 of 2025. Karen Dailey, Admr., 225 East Bruceton Road, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
25-00071w Jan 17, 24, 31, 2025

Rich, Joseph S., deceased, of Natrona Heights, PA. No. 00021 of 2025. Lisa Santimauro, Extr., 3606 Ridge Road, Natrona Heights, PA 15065 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.
25-00180 Jan 17, 24, 31, 2025

Romanelli, Jr., Adam A. a/k/a Adam Louis Romanelli, Jr., deceased, of Penn Hills, PA. No. 07900 of 2024. Frank F. Romanelli, Admr., 3071 National Pike, Daisytown, PA 15427 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
25-00177 Jan 17, 24, 31, 2025

Smith, Gary R., deceased, of Burgettstown, PA. No. 08059 of 2024. Robert L. Omer, Admr., 801 Washington Avenue, Carnegie, PA 15106.
25-00079w Jan 17, 24, 31, 2025

Stanton, Theresa C., deceased, of Pittsburgh, PA. No. 08184 of 2024. Patricia Stanton, Admr., 1016 Jackman Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.
25-00181 Jan 17, 24, 31, 2025

Stonge, Carmen L., deceased, of Pittsburgh, PA. No. 08035 of 2024. Sandra L. Stonge, Admr., 109 Overlook Drive, Pittsburgh, PA 15216 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.
25-00178 Jan 17, 24, 31, 2025

Tomlin, Charles, deceased, of Pittsburgh, PA. No. 05936 of 2024. Charles Harrison, Admr., P.O. Box 99194, Pittsburgh, PA 15233.
25-00081w Jan 17, 24, 31, 2025

Wozniak, Jr., Richard, deceased, of Pittsburgh, PA. No. 02325 of 2024. Dennis P. Wozniak, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00077w Jan 17, 24, 31, 2025

Zupetic, Norma Jean - Late of West Mifflin Borough, Allegheny County. D.O.D. 6/8/24. Will #022407857. Darlene S. Hopkins, Executrix, c/o Samuel J. Juliani, Esq., 140 E. Butler Ave., Chalfont, PA 18914; Samuel J. Juliani, Atty., Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
25-00221 Jan 17, 24, 31, 2025

Acker, Patricia A., deceased, of Pittsburgh, PA. No. 05940 of 2024. Donald T. Acker, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
25-00034w Jan 10, 17, 24, 2025

Andrews, Anthony N., deceased, of Bethel Park, PA. No. 05398 of 2024. Cynthia A. Fera, Extr., 6037 Boxer Drive, Bethel

Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.
25-00069 Jan 10, 17, 24, 2025

Arth, David T., deceased, of Pittsburgh, PA. No. 08049 of 2024. Christina A. Verel, Co-Extr., 721 Lake Bluff Drive, Flower Mound, TX 75028 and Eric D. Arth, Co-Extr., 16710 West Park Road, Cleveland, OH 44111 or to Paul H. Minton, Esq., PO Box 911, Bethel Park, PA 15102.
25-00031w Jan 10, 17, 24, 2025

Bath, LaVerne T., deceased, of Bridgeville, PA. No. 08084 of 2024. Nancy L. Pleasants, Extr., 112 Vista Court, Oakdale, PA 15071 or to Robin L. Rarie, Esq., Breanlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
25-00071 Jan 10, 17, 24, 2025

Benedik, Michael Alan, deceased, of Brentwood, PA. No. 06883 of 2024. Sharon Benedik, Admr., c/o Todd D. Bowlus, Esq., Harry S. Cohen & Associates, PC, Two Chatham Ctr., 112 Washington Pl., Ste. 985, Pittsburgh, PA 15219.
25-00027w Jan 10, 17, 24, 2025

Brown, David R., deceased, of Pittsburgh, PA. No. 05526 of 2024. Debra W. Brown, Admr., c/o Andrew G. Rothey, Esq., Rosen & Perry, P.C., Frick Building, Suite 200, 437 Grant Street, Pittsburgh, PA 15219.
25-00008 Jan 10, 17, 24, 2025

Bryson, Teresa M. a/k/a Teresa Mary Bryson, deceased, of Upper St. Clair, PA. No. 07457 of 2024. Sean P. Bryson, Admr., 1013 Tall Trees Drive, Pittsburgh, PA 15241 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.
25-00011 Jan 10, 17, 24, 2025

Geiselhart, Carol a/k/a Carol J. Geiselhart a/k/a Carole J. Geiselhart, deceased, of Penn Hills, PA. No. 08077 of 2024. Randal S. Geiselhart, Extr., 507 Washington Avenue, Oakmont, PA 15139 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrys ville, PA 15668.
25-00070 Jan 10, 17, 24, 2025

Greenberg, Dorothy Dresbold a/k/a Dorothy Dresbold, deceased, of Pittsburgh, PA. No. 7898 of 2024. Joel M. Dresbold, Extr., 2836 Fernwald Road, Pittsburgh, PA 15217.
25-00009 Jan 10, 17, 24, 2025

McNally, Irene A. a/k/a Irene Ann McNally, deceased, of Bethel Park, PA. No. 08093 of 2024. Diane M. McNally, Extr., 3222 Eastview Road, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
25-00068 Jan 10, 17, 24, 2025

Mosay, Geraldine Nancy, deceased, of West Mifflin, PA. No. 07941 of 2024. Joy Ann Wilkinson, Extr., 1622 Clairton Road, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00005 Jan 10, 17, 24, 2025

Nelson, Patricia Anne, deceased, of Bridgeville, PA. No. 07524 of 2024. Barbara Bastianini, Extr., 6060 Meadow Lane, Bakerstown, PA 15007 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
25-00032w Jan 10, 17, 24, 2025

Ranallo, Robert F., deceased, of Reserve Township, PA. No. 00040 of 2025. Robert F. Ranallo, Jr., Admr., 1405 Parkview Drive, Allison Park, PA 15101 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.
25-00028w Jan 10, 17, 24, 2025

Tobolski, Jeffrey S. a/k/a Jeffrey Scott Tobolski, deceased, of Ross Township, PA. No. 07937 of 2024. John A. Tobolski, Admr., 118 Clearwater Drive, Ellwood City, PA 16117 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00072 Jan 10, 17, 24, 2025

Tomko, Martha Jean a/k/a Martha J. Tomko, deceased, of West Mifflin, PA. No. 08029 of 2024. Dean E. Tomko, Extr., 2709 Skyline Drive, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00006 Jan 10, 17, 24, 2025

Trello, Marie a/k/a Marie M. Trello, deceased, of Pittsburgh, PA. No. 07381 of 2024. Lynn Gasbarre, Admr., 212 Graeser Avenue, Bethel Park, PA 15102 or to Kevin J. O'Hare, Esq., Yukevitch Marchetti Fischer & Zangrilli, PC, The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.

25-00033w Jan 10, 17, 24, 2025

Wojdyla, Janeen G., deceased, of McKeesport, PA. No. 08028 of 2024. Edward Paul Wojdyla, Admr., 3010 Myer Boulevard, McKeesport, PA 15132 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00007 Jan 10, 17, 24, 2025

Zierenberg, June M. a/k/a June Marie Zierenberg, deceased, of Ross Township, PA. No. 08191 of 2024. Richard Henry Zierenberg, Extr., 210 Bonnie View Drive, Wexford, PA 15090 or to Charles R. Reis, Esq., The Reis Law Firm, 5700 Corporate Drive, Suite 510, Pittsburgh, PA 15237.

25-00010 Jan 10, 17, 24, 2025

Baldinger, Marylane a/k/a Marylane M. Baldinger a/k/a Marylane Marie Baldinger a/k/a Marylane E. Baldinger, deceased, of Monroeville, PA. No. 07482 of 2024. Terrence E. Hanlon, Extr., 712 Rosewood Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04566 Jan 3, 10, 17, 2025

Biddle, Marianne A., deceased, of Pittsburgh, PA. No. 07745 of 2024. Jennifer A. Biddle, Co-Extr. and Andrew Biddle, Co-Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02345w Jan 3, 10, 17, 2025

Ehle, Rose Marie a/k/a Rose Ehle a/k/a Rose M. Ehle, deceased, of Findlay Township, PA. No. 07633 of 2024. Jennifer L. Lakes, Extr., 127 Campmeeting Road, Clinton, PA 15026 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

24-04564 Jan 3, 10, 17, 2025

Gianella, Kenneth R., deceased, of Pittsburgh, PA. No. 07902 of 2024. Kenneth Patrick Gianella, Admr., 713 Iris Gardens Court, San Jose, CA 95125 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04572 Jan 3, 10, 17, 2025

Kennedy, Diana, deceased, of Pittsburgh, PA. No. 08148 of 2024. Valerie Testa, Admr., 5031 Ampere Street, Pittsburgh, PA 15207 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15126.

24-02344w Jan 3, 10, 17, 2025

Lavrich, Jr., Michael K., deceased, of Harwick, PA. No. 07705 of 2024. Mark Boss, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02346w Jan 3, 10, 17, 2025

Petkovsek, Benjamin A. a/k/a Benjamin Allen Petkovsek, deceased, of Monroeville, PA. No. 04580 of 2024. Mary Petkovsek, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-04565 Jan 3, 10, 17, 2025

Powers, Beryl D. a/k/a Beryl Doreen Powers a/k/a Beryl D. Smith, deceased, of Pittsburgh, PA. No. 7805 of 2024. Patricia J. Dziekan, Extr., 3941 Brentwood Road, Pittsburgh, PA 15236 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02341w Jan 3, 10, 17, 2025

Regoli, Robert L., deceased, of Baldwin Borough, PA. No. 7887 of 2024. Francis G. Regoli, Extr., 1467 Senior Drive, Pittsburgh, PA 15227 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

24-04568 Jan 3, 10, 17, 2025

Rupchis, John C., deceased, of Verona, PA. No. 07870 of 2024. John A. Rupchis, Extr., 18 Meadowridge Road, Harrison City, PA 15636 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04567 Jan 3, 10, 17, 2025

Scullon, Jr., Ralph R., deceased, of Pittsburgh, PA. No. 07809 of 2024. Margaret Scullon, Admr., 4517 Torley Street, Pittsburgh, PA 15224 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-04570 Jan 3, 10, 17, 2025

Snyder, Sandra Estelle a/k/a Sandra E. Snyder, deceased, of Pittsburgh, PA. No. 07538 of 2024. Andrea R. Friedenberg, Extr., 1009 Flemington Street, Pittsburgh, PA 15217 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

24-04563 Jan 3, 10, 17, 2025

Tomko, Robert, deceased, of Pittsburgh, PA. No. 07903 of 2024. Raymond J. Tomko, Co-Extr. and Nancy J. Tomko, Co-Extr., 3424 Lockridge Road, Pittsburgh, PA 15234 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04571 Jan 3, 10, 17, 2025

Vozza, Domenico, deceased, of Mt. Lebanon, PA. No. 08036 of 2024. Susanna Zawacki, Extr., 239 Wilkins Ave., East Pittsburgh, PA 15112 or to John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.

24-02340w Jan 3, 10, 17, 2025

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is The Cotter Group, Inc.

25-00068w Jan 17, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-011513. In re: Petition of Lowneat Fort, for change of name to Loneat Fort Brooks. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 12, 2025, at 9:30 a.m. as the time

and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, 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.

25-00070w Jan 17, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD 24-013902. In re: Petition of Rachel Iwanonkiw, parent(s) and Legal guardian(s) of Leo Lincoln Rovnak for change of name to Leo Lincoln Iwanonkiw. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 19, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, 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. Jessie D. Rawlings, Raver Rawlings & Parker PLLC, 100 Ross Street, Suite 502, Pittsburgh, PA 15219, Ph: 412-712-0011, Attorney for Petitioner.

25-00074w Jan 17, 2025

Notice

Estate Notice - Service By Publication - Estate Of Jafus Franklin Boyd, Jr. a/k/a Jafus F. Boyd a/k/a Jafus F. Boyd, Jr., Deceased - Late Of Allegheny County - To: Jewel M. Boyd, Tina M. Blackwell and Gina M. Sawyer, heirs of Jafus Franklin Boyd, Jr. a/k/a Jafus F. Boyd, a/k/a Jafus F. Boyd, Jr., Deceased (D.O.D. 8/20/2023) - A Petition for Citation to Compel Administration of Decedent's Estate by Surviving Heir or in the Alternative to Show Cause Why Petitioner or his Nominee Should Not Be Appointed Administrator, has been filed by a principal creditor of decedent, Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, and a Citation has been awarded directed to the above Heirs to be and appear before me, Michael McGeever, Dir. of Dept. of Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 1/30/25 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City-County Bldg., Pittsburgh, PA 15219, To Show Cause Why, Letters of Administration should not be granted to the Petitioner's nominee, Charles A.J. Halpin, III, Esq., for the Estate of Jafus Franklin Boyd, Jr., a/k/a Jafus F. Boyd, a/k/a Jafus F. Boyd, Jr., Deceased. The date 1/30/25 is not a hearing date. An answer must be filed before this date; However, the hearing date will be arranged between counsel and the Director. /s/ Charles A.J. Halpin, III, Esq., 100 S. Broad St., #1830, Phila., PA 19110, 215-563-4613.

25-00208 Jan 17, 2025

Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of the Marjorie B. Driscoll Living Trust ("Trust") dated August 15, 2002. Marjorie B. Driscoll, Settlor of the Trust, of Whitehall Borough, Allegheny County, Pennsylvania, died on November 9, 2024. All persons having claims against Marjorie B. Driscoll or the Trust are requested to make known the same to the Trustee to the attention of the attorney named below. All persons indebted to Marjorie B. Driscoll or the Trust are requested to make payment without delay to the Trustee to the attention of the attorney named below.

Ruth Ann Driscoll, Trustee
c/o Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222

24-04562 Jan 3, 10, 17, 2025

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania
Orphans' Court Division
In Re: Ellie Ayah Marzzarella a/k/a Ellie Ayah Barbara Marzzarella (Dob 5/11/2021)
Child Of

Cassandra Pikutis Babik
Unknown Father
No: OC-2024-1696

Take notice that a Petition for Involuntary Termination of Parental Rights of Cassandra Pikutis Babik And Unknown Father, of the above-named minor child, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert her or his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 28, 2025, at 9:30 AM. 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 you being present.

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

Jay Brewer, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Ste. 300
Washington, PA 15301
Telephone: (724) 228-6884

25-00223 Jan 17, 2025

Voluntary Dissolution Business Corporation

DISSOLUTION - NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Exler & Company, Inc., a PA professional corporation, with a registered office at 357 N. Craig St., Pittsburgh, PA 15213, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Business Corporation Law of 1988, as amended.

Fox Rothschild LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673.

25-00207 Jan 17, 24, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Brewer vs A Plus Painting and Renovations, et al; AR-24-002706; P-atty: Jeffrey M. Stacko; D-atty: Matthew D. Gailey; Award for Plaintiff/Defendant. Award for Plaintiff and against Defendant A Plus Painting and Renovations, LLC only in the amount of \$10,000.00. Award in favor of Defendant Joseph Campagna. Dated 01/14/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40754A

Westlake Services, LLC vs Ballow; AR-24-003309; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against Defendant for \$6,050.19 plus costs. Defendant not appearing at 10:01 a.m. Dated 01/14/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40754