LEGAL ADS

Sheriff's Sale

William P. Mullen, 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 William P. Mullen, Sheriff of Allegheny County, Pennsylvania, Monday, December 6, 2021 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, DECEMBER 6, 2021 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, DECEMBER 7, 2021, 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, DECEMBER 13, 2021 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 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

16. Joseph Perkins MG-10-002393—\$436,351.98

KML Law Group, P.C. 215-627-1322 In the Commonwealth of Pennsylvania,

County of Allegheny, Township of Aleppo: Having erected thereon a dwelling being known and numbered as 101 Weber Road, Sewickley, PA 15143. Deed Book 12987, Page 183. Block and Lot Number 422-G-119.

Baldwin Borough

27. Jaclyn Sullivan and Steven P. Sullivan MG-15-000101—\$119,659.36

Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having thereon erected a dwelling known and numbered as 475 First Street, Pittsburgh, PA 15227. Deed Book 14231. Page 368. Block/Lot 59-F-73.

70. Denise E. Moore

MG-17-000981—\$143,001.33 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having thereon erected a dwelling known numbered as 5421 Wolfe Drive, Pittsburgh, PA 15236 Deed Book 13057, Page 176. Block/Lot 389-K-22.

Braddock

55. Dorothy Ziegler

GD-10-009461—\$3,783.58 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story brick house being known as 204 2nd Street, Braddock, PA 15104. Deed Book Volume 13403, Page 344. Block & Lot No. 236-P-96.

Brentwood

26. Christopher Blazeyewski and Diane Blazeyewski

MG-20-000057—\$122,142.97 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 111 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 13179, Page 427. Block and Lot Number 137-J-101.

City of Clairton

75. Tim Race, Jamie Lynn Ostroff and Kairy R. Little

GD-19-015440—\$9,687.40 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a commercial structure being known and numbered as N. 4th Street, Clairton, PA 15025. Deed Book 13896, Page 272. Block and Lot Number 764-C-081

78. Arlene Eleanor Harrigan a/k/a Arlene Ehrin, with Notice to Heirs and Assigns GD-19-006474—\$3,377.09

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton -Ward 1: Having erected thereon a two story frame house being known as 145 Pennsylvania Avenue, Clairton, PA 15025. Deed Book Volume 3897, Page 337. Block & Lot No. 657-K-283.

Coraopolis

23. Clair Borlak and The Unknown Heirs to the Estate of William Borlak a/k/a William J. Borlak a/k/a William J. Borlak, Sr., Deceased

MG-20-000304—\$94,484.28 Stern & Eisenberg, PC 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1356 4th Avenue, Coraopolis, PA 15108. Deed Book Volume 11855, Page 24, Instrument No. 2003-39863. Block and Lot Number 342-L-189.

29. Amber A. Pfister a/k/a Amber A. Meehan MG-13-000190—\$126,329.06 Adam Friedman, Esq. 212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1 Drauch Lane, Coraopolis, PA 15108. More fully described in Deed Book 12059, Page 216. Lot and Block: 342-P-55.

Crafton

59. Deborah L. Clark and Andrew E. Clark MG-19-001118—\$105,012.37

Bradley J. Osborne, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Parcel 1: Having erected thereon a single family residential being known and numbered as 422 Mueller Avenue, Pittsburgh, PA 15205. Deed Book Volume 15960, Page 592. Block and Lot Number 39-8-57

Parcel 2: Being vacant land being known and numbered as Mueller Avenue, Pittsburgh, PA 15205. Deed Book Volume 15960, Page 592. Block and Lot Number 39-8-56.

Elizabeth Borough

62. Richard K. Lewis

MG-19-000878—\$52,885.04 Powers Kirn, LLC 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Borough: Having erected thereon a dwelling being known and numbered as 500 Bayard Street, Elizabeth, PA 15037, Deed Book Volume 11649, Page 42, Block and Lot Number: 1133-R-206.

Elizabeth Township

33. Francis T. Gouker and the United States of America

GD-19-013500—\$16,318.31 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Parcel 1: Having erected thereon an auxiliary building being known and numbered as 524 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book 15372, Page 579. Block and Lot Number 998-L-152.

Parcel 2: Having erected thereon a dwelling being known and numbered as 524 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book 15372, Page 579. Block and Lot Number 998-G-14.

42. Lorraine J. Spalla, with Notice to Heirs and Assigns

GD-20-011381—\$11,966.70 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story brick dwelling being known and numbered as 6221 Smithfield Street, McKeesport, PA 15135. Deed Book 4623, Page 109. Block and Lot Number 653-D-276.

45. Melony A. Necciai and James A. Necciai GD-21-008584—\$68,413.41 Bradley J. Osborne, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521 In the Commonwealth of Pennsylvania,

County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 2592 Douglas Run Road, Elizabeth, PA 15037. Deed Book Volume 10929, Page 391. Block and Lot Number

Franklin Park

38. Eleny A. Maul

GD-20-009849—\$23.901.16 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having Erected thereon a condominium unit No. 89, being known and numbered as 2580 B Grouse Ridge, Wexford, PA 15090. Deed Book 14029, Page 154. Block and Lot Number 1203-L-89.

Hampton

6. Richard Radomski, Jr. a/k/a Richard A. Radomski, Jr. a/k/a Richard Radomski and Christine Radomski

MG-14-001511—\$209,389.43 Matthew Fissel, Esq. Brock & Scott, PLLC 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 5064 Meadowridge Ln., Gibsonia, PA 15044. Deed Book Volume 13943, Page 162. Block and Lot Number 1213-A-00043-0000-00.

Harrison

14. Lisa M. Smith

MG-19-001194—\$115.813.18 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 710 Jefferson Avenue, Natrona Heights, PA 15065. Deed Book Volume 15456, Page 375, Instrument No. 2013-34859. Block and Lot Number 1679-K-206.

30. Barbara Duffner

MG-19-001329—\$79,239.54 Marilvn L. Lodico, Esq. Paul R. Yagelski, Esq. Rothman Gordon, P.C. 412-338-1124

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a 2 story frame and aluminum siding house and garage on the property known as 1531 Caroline Street, Natrona Heights, PA 15065, Deed Book Volume 15825, Page 114, Block 1678-M, Lot 00322.

Marshall

13. Stuart A. Kerr, Jodi L. Kerr and the United States of America

GD-20-009646—\$230,040.41 Stern & Eisenberg, PC 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 115 Valley Road, Wexford, PA 15090. Deed Book Volume 10732, Page 532. Block and Lot Number 1822-M-8.

City of McKeesport

8. Kristy Jones, Ashlee Norman, Nick Donaldson, All the Unknown Heirs of Kathy Donaldson, and All the Unknown Heirs of Robert Broadhead

GD-21-007773—\$19,159.85 Gary W. Darr, Esq. McGrath McCall, P.C. 412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Seventh Ward of the City of McKeesport: Having erected thereon a frame dwelling known as 3002 Garbett Street, McKeesport, PA 15132 and Block & Lot No. 381-F-172.

17. Malcolm M. Hill, Jr.

GD-20-012816—\$3,807.90 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 1126 5th Avenue, McKeesport, PA 15132. Deed Book 15870, Page 25. Block and Lot Number 307-H-346.

McKees Rocks

22. Melody Bradley

GD-21-000998—\$55,051.91 Emmanuel J. Argentieri, Esq. 856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-story single family dwelling being known and numbered as 20 Rosamond Street, McKees Rocks, PA 15136. Deed Book Volume 11582, Page 186. Block and Lot Number 72-B-41.

65. Unknown Heirs, Successors, Assigns and all Persons, firms, or associations claiming right, Title or interest from or under Mary E. Krall, Deceased; Unknown Heirs, Successors, Assigns and all Persons, firms, or associations claiming right, Title or interest from or under Michael Filippelli, Deceased; and Dino Filippelli, in his capacity as heir of Mary E. Krall and Michael Filippelli, Deceased

MG-16-000150—\$116,434.39 Michael Boland, Esq. 610-781-4885

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Parcel One: Having erected thereon a single family dwelling being known and numbered as 124 Irwin Street, McKees Rocks, PA 15136. Deed Book 23, Page 33. Block and Lot No.: 72-D-38.

Parcel Two: Vacant land being known and

numbered as 124 Irwin Street, McKees Rocks, PA 15136, Deed Book 4487, Page 19. Block and Lot No.: 72-D-24.

67. Ronald J. Panyko, Jr.MG-19-001047—\$81,759.01

Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling known and numbered as 1532 Chartiers Avenue, McKees Rocks, PA 15136. DBV 17396, Pg. 438, B/L #72-J-43.

Millvale

31. Rachel E. Belschner and Paul G. Belschner

MG-20-000076—\$32,992.62 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having thereon erected a dwelling known and numbered as: 326 Stanton Avenue, Pittsburgh, PA 15209. Deed Book 13460, Page 564. Block/Lot 79-G-169.

Mt. Lebanon

15. Unknown Heirs, Successors, Assigns, and All Person, Firms, or Associations Claiming Right, Title or Interest From or Under Joanne M. Fullen, Deceased

GD-19-016550—\$126,757.76 Matthew Fissel, Esq. Brock & Scott, PLLC

844-856-6646 In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt.

Lebanon: Having erected thereon a dwelling being known and numbered as 127 Cedar Boulevard, Pittsburgh, PA 15228. Deed Book Volume 10584, Page 127. Block and Lot Number 0141-E-00292-0000-00.

49. Leandra Jones and Timothy P. Jones MG-18-000523—\$394,520.29 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 11 Mount Lebanon Boulevard, Pittsburgh, PA 15228 Deed Book 16643, Page 159. Block and Lot Number 251-A-242.

77. Kevin A. Janda and Viki J. Janda MG-16-001134—\$465,134.43 Richard M. Squire & Associates, LLC

215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium Unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

Neville

57. Laura Noss a/k/a Laura V. Noss a/k/a Laura Verne Noss a/k/a Mrs. R. L. Noss; Ruth N. Jenkins, With Notice to Heirs & Assigns; Patricia Bortle a/k/a Patricia N. Bortle, With Notice to Heirs & Assigns: Lenwood T. Jenkins, With Notice to Heirs & Assigns; Neville Island Presbyterian Church; Connie French; Linda Allison Bowman & Patty Zon

GD-21-000054—\$5,256.98 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Being thereon vacant commercial land known as Back Channel, Pittsburgh, PA 15225. Deed Book Volume 2531, Page 319. Block & Lot No. 273-S-355.

64. Edna B. Irons. With Notice to Heirs & Assigns; Clayton Page; Edward Allison; Wayne Allison; Ruth N. Jenkins, With Notice to Heirs and Assigns; Patricia Bortle a/k/a Patricia N. Bortle, With Notice to Heirs and Assigns; Lenwood T. Jenkins, With Notice to Heirs and Assigns; Neville Island Presbyterian Church; Connie French; Linda Allison Bowman & Patty Zon GD-21-000043—\$6,491.86

Joseph W. Gramc, Esq.

412-281-0587 In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Being thereon vacant commercial land known as Back Channel, Pittsburgh, PA 15225. Deed Book Volume 2535, Page 41. Block & Lot No. 273-S-375.

North Fayette

72. Joseph Sabatini a/k/a Joseph M. Sabatini

MG-19-000559—\$324,178.63 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a condominium being identified as Unit No. 3-G in "Woodcrest of North Fayette" being known and numbered as 312 Woodcrest Drive, Coraopolis, PA 15108. Deed Book Volume 13538, Page 34. Block and Lot Number 692-P-35-G.

North Versailles

37. Constance L. Wagner MG-19-001271—\$75,997.92 Leon P. Haller, Esq.

Purcell, Krug and Haller 717-234-4178 In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having thereon erected a dwelling known and numbered as: 713 Lynda Lane, North Versailles, PA 15137. Deed Book

14833, Page 299. Block/Lot 458-P-321.

Penn Hills

3. Stanley D. Hopkins

MG-20-000188-\$86.230 74 Matthew Fissel, Esq. Brock & Scott, PLLC

844-856-6646 In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6867 Alcoma Drive, Pittsburgh, PA 15235. Deed Book Volume 9326, Page 621. Block and Lot Number 0634-E-00279-0000-00.

5. Brandon J. Decker

MG-17-000337—\$83,771.68 Matthew Fissel, Esq. Brock & Scott, PLLC 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 2936 Universal Rd., Pittsburgh, PA 15235. Deed Book Volume 14659, Page 57. Block and Lot Number 0634-H-00051-0000-00.

34. Audrey D. Ardis

MG-17-000343—\$55,325.74 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having thereon erected a dwelling

known and numbered as 117 Veronica Drive, Pittsburgh, PA 15235. Deed Book 14931, Page 434. Block/Lot 369-G-367.

41. Reginald Jackson, in His Capacity as Executor of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis; Keli Sheffield Caldwell a/k/a Kelly Sheffield Caldwell, in Her Capacity as Devisee of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis; Angela Davis Wright, in Her Capacity as Devisee of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis; Gabrielle Alana Davis, in Her Capacity as Devisee of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis; Riley J. Davis a/k/a Riley C. Davis, in His Capacity as Devisee of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis; Helen A. Davis a/k/a Helen Davis a/k/a Helen Ann Patricia Davis, in Her Capacity as Trustee and Devisee of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis; Amir Alexandros Davis a/k/a Amir A. Davis, in His Capacity as Devisee of the Estate of Riley Davis a/k/a Riley C. Davis, III a/k/a Riley C. Davis GD-19-015144—\$46,202.07

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 226 Suncrest Drive, Verona, PA 15147. Deed Book Volume 13648 Page 542. Block and Lot 0295-A-00269-0000-00

66. Jaime F. Murray and Willie H. Murray, Jr.

MG-20-000055—\$138,720.79 Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as 5928 Heberton Drive, Verona, PA 15147, DBV 14829, Pg. 201, B/L #447-R-334

73. Unknown Surviving Heirs of Roy Rue, Deceased and Unknown Surviving Heirs of Delores Rue, Deceased

GD-21-003744—\$52,831.62 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 7955 Thon Drive, Verona, PA 15147. Deed Book Volume 8509, Page 591. Block and Lot Number 230-H-190.

Pennsbury Village

69. Erin L. Remensnyder

MG-16-000835—\$80,411.36 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Pennsbury Village: Having thereon erected a condominium dwelling known and numbered as 1142 Pennsbury Boulevard, Pittsburgh, PA 15205. Deed Book 14291, Page 283. Being Unit 173 of Pennsbury Village Condominium. Declaration of Condominium Allegheny Deed Book 5311, Page 14, Allegheny Plan Book 92, Pages 21-100. Block/Lot 150-S-96-173.

Pine

50. Artie Tyrone Burns, Jr. GD-20-011132—\$430,766.75 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a dwelling being known and numbered as 108 Oakhaven Drive, Wexford, PA 15090. Deed Book 16465, Page 343. Block and Lot Number 1659-F-32.

Pitcairn

36. Francis T. Cole

MG-19-001248—\$39,035.85 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having thereon erected a dwelling known and numbered as: 1419 Wall Avenue, Pitcairn, PA 15140. Deed Book 13714, Page 66. Block/Lot 745-P-205.

Pleasant Hills

10. Thomas Butler a/k/a Thomas W. Butler MG-19-001218—\$85,050.34

Matthew Fissel, Esq. Brock & Scott, PLLC 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 150 Old Lebanon Church Rd., Pittsburgh, PA 15236. Deed Book Volume 13342, Page 137. Block and Lot Number 0388-K-00252-0000-00

Plum

9. The Unknown Heirs, Executors, and/or Administrators of the Estate of

Mark C. Hanchey GD-21-007299—\$123,805.30 Kristine M. Anthou, Esq.

Grenen & Birsic, P.C. 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family dwelling being known and numbered as 124 Halliwell Drive, Pittsburgh, PA 15239. DBV 9522, Pg. 222, Block & Lot No. 1237-P-73.

Port Vue

MG-19-001043—\$71,133.95 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 1027 Lysle Avenue, McKeesport, PA 15133. Deed Book 13244, Page 367. Block and Lot Number 383-G-146.

19. Peter Ivaska, Lori E. Ivaska and Stephanie A. Richards a/k/a Stephanie A. Climes MG-19-000790—\$47,376.98 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 1218 Romine Avenue, McKeesport, PA 15133. Deed Book 13581, Page 26. Block and Lot Number 383-M-47

Ross

61. Daniel J. Miller

MG-20-000227—\$152,637.53 Bradley J. Osborne, 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 105 Donmor Drive, Pittsburgh, PA 15237. Deed Book Volume 15219, Page 122. Block and Lot Number 281-S-144.

Shaler

63. Dennis B. Laughlin

MG-17-000154—\$150,699.26 Powers Kirn, LLC 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, and Shaler Township: Having erected thereon a dwelling being known and numbered as 412 Laurel Hill Road, Allison Park, PA 15101. Deed Book Volume 10842, Page 367, Block and Lot 521-B-40.

South Park

1. Nicole Doran, Solely in Her Capacity as Heir of Louise L. Knoblach

MG-20-000042—\$50,306.73 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 3133 Ridgeway Drive, South Park, PA 15129, Deed Book 11120, Page 42. Block and Lot Number

20. Albert R. Brunetti and Barbara M. D'Alessandro

MG-19-000659—\$324.153.31 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 2299 Ridge Road, South Park, PA 15129, Deed Book 11761, Page 407. Block and Lot Number

47. Steven Betz a/k/a Steven C. Betz

MG-19-000752—\$92,372.88 Jill M. Fein, Esq. Hill Wallack, LLP 215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Having erected thereon a 2-story dwelling being known and numbered as 1939 Strawbridge Drive, South Park, PA 15129. Deed Book 12689, Page 287. Block and Lot Number 885-H-107

Tarentum

21. David Hammond and Heidi L. Kephart MG-20-000126—\$37,673.52

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 609 East 9th Avenue, Tarentum, PA 15084. Deed Book 16398, Page 279. Block and Lot Number 1223-H-335.

Upper St. Clair

44. Stephen B. Douglas and Loretta Douglas a/k/a Loretta E. Douglas MG-21-000127—\$101,522.33

Bradley J. Osborne, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper Saint Clair: Having erected thereon a single family residential dwelling being known and numbered as 124 Bartley Road, Pittsburgh, PA 15241. Deed Book Volume 5833, Page 569. Block and Lot Number 319-G-275.

58. Jo-Ellen Marcella Patterson & Quintina Kurutz, Co-Executrices of the Estate of Vivian M. Patterson a/k/a Vivian Marcell Patterson, Deceased

GD-20-002713—\$19,830.00 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a two story house being known as 1420 Lattidome Drive, Pittsburgh, PA 15241. Deed Book Volume 5389, Page 700, Block & Lot No. 570-A-24.

74. Janine Wenzig a/k/a Janine R. Schlicht a/k/a Janine E. Schlicht a/k/a Janine W. Schlicht a/k/a J. Wenzig a/k/a Janiner R. Wendig, in her capacity as Heir of Mildred Audrey Wenzig, Deceased; Bernard Robert Wenzig a/k/a Bernard R. Weizig a/k/a B. Wenzig, in his capacity as Heir of Mildred Audrey Wenzig, Deceased; Josef Blunschi, in his capacity as Heir of Marilyn Blunschi, Heir of Mildred Audrey Wenzig, Deceased: Michael Blunschi, in his capacity as Heir of Marilyn Blunschi, Heir of Mildred Audrey Wenzig, Deceased: Melanie Blunschi, in her capacity as Heir of Marilyn Blunschi, Heir of Mildred Audrey Wenzig, Deceased; Marissa Blunschi, in her capacity as Heir of Marilyn Blunschi, Heir of Mildred Audrey Wenzig, Deceased; and Any and All Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, Trustees of the Estate of Mildred Audrey Wenzig, Unknown Heirs, Successors, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marilyn Blunschi, Deceased heir of Mildred Audrey Wenzig

GD-18-013179—\$179,578.12 Shnayder Law Firm, LLC 215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known and numbered as 390 Southridge Drive, Pittsburgh, PA 15241. Deed Book Volume 8017, Page 648. Block and Lot Number 668-D-104.

Verona

46. Joseph Boros, Jr., and Amelia Boros, Husband and Wife, and Christian Fyke

GD-19-005581—\$136,347.18 Robert E. Dauer, Jr., Esq. 412-456-2800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a two story commercial building being known and numbered as 500 Jones Street, Verona, PA 15147. Deed Book 11396, Page 517. Block and Lot Number 364-P-196.

West Mifflin

11. Jill E. Bowser

MG-18-001438—\$134,774.93 Christine L. Graham, Esq. McCabe, Weisberg & Conway, LLC 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 6714 Madison Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 16876, Page 430, Block & Lot No. 0243-R-00094-0000-00.

18. Glen E. Campbell

MG-21-000082—\$86,503.03 Gary W. Darr, Esq. McGrath McCall, P.C. 412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known as 170 Bost Drive, West Mifflin, PA 15122 and Block & Lot No. 311-N-290.

32. James J. SappMG-15-001279—\$86,022.63

Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having thereon erected a dwelling known and numbered as 4028 Everlawn Street, West Mifflin, PA 15122. Deed Book 16723, Page 36. Block/Lot 238-F-30.

68. Tamara Hoffmeister a/k/a Tammy Hoffmeister

MG-17-000369—\$25,889.41 The Law Office of Gregory Javardian, LLC 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story ranch type brick dwelling being known and numbered as 4728 Poplar Street, West Mifflin, PA 15122. Deed Book Volume 10448, Page 409. Block and Lot Number 133-P-318.

71. Brian Haenze

GD-19-017282—\$38,009.04 Thomas E. Reilly, Esq. 724-933-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Having erected thereon a dwelling being known and numbered as 4617 Easy Street, West Mifflin, PA 15122, Deed Book Volume 11616, Page 484, Block and Lot 182-D-19.

White Oak

25. Melissa A. Blackwell and the Secretary of Housing and Urban Development

MG-19-000100—\$58,993.75 Leon P. Haller, Esq. Purcell, Krug and Haller

717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having thereon erected a dwelling known and numbered as 114 Carmella Drive, McKeesport, PA 15131. Deed Book 13589, Page 286. Block/Lot 550-A-109.

Whitehall

51. Barry D. Grimm, Solely in His Capacity as Heir of Carole Gorecki, Deceased and the United States of America

MG-19-000593—\$261,817.23 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4609 West Brightview Avenue, Pittsburgh, PA 15227. Deed Book 13365, Page 354. Block and Lot Number 248-B-182.

Wilkinsburg

35. Mark Alan Doubt and Shirley Doubt GD-21-001063—\$14,050.05

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a frame dwelling with integral garage being known and numbered as 1803 Wright Street, Pittsburgh, PA 15221. Deed Book 12170, Page 285. Block and Lot Number 297-E-113.

40. Themas J. Strong, with Notice to Heirs and Assigns

GD-21-002878—\$11,916.62 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a townhouse dwelling being known and numbered as 1529 Weinman Street, Pittsburgh, PA 15221. Deed Book 4633, Page 334. Block and Lot Number 232-S-45.

43. Mary Y. Vance

GD-20-004463—\$19,465.52 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 551 Midland Street, Pittsburgh, PA 15221. Deed Book 9887, Page 370. Block and Lot Number 233-L-155.

Pittsburgh—12th Ward

56. Stagnos Bakery Inc. GD-20-004247—\$42,435.83

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh -Ward 12: Parcel #1: Having erected thereon a two story industrial light manufacturing building being known as 233 Auburn Street, Pittsburgh, PA 15206. Deed Book Volume 5288, Page 4. Block & Lot No. 125-A-220.

Parcel #2: Having erected thereon a two story industrial light manufacturing building being known as 233 Auburn Street, Pittsburgh, PA 15206. Deed Book Volume 10940, Page 583. Block & Lot No. 125-A-229.

Pittsburgh—14th Ward

76. Jonathan Bergholz, Executor of the Estate of Veronica M. Singer a/k/a Veronica M. Doerr

MG-19-001235—\$94 102 37 Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a three story multiple dwelling known and numbered 2009 Wendover Street, Pittsburgh, PA 15217. DBV 9015, Pg. 452, B/L #86-N-246.

Pittsburgh—18th Ward

52. Ruth Ann Hall. With Notice to Heirs

GD-18-001187—\$3,321.30 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 18: Having erected thereon a two and one half story masonry frame house being known as 419 Edgemont Street, Pittsburgh, PA 15211. Deed Book Volume 7476, Page 85. Block & Lot No. 15-D-226.

Pittsburgh—20th Ward

4. Judith M. Hashmi a/k/a Judith Mayak MG-19-001198-\$22,975.37 Matthew Fissel, Esq.

Brock & Scott, PLLC 844-856-6646 In the Commonwealth of Pennsylvania,

County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 916 Fairdale Street, Pittsburgh, PA 15204. Deed Book Volume 11448, Page 645, Block and Lot Number 0042-K-00108-0000-00.

7. Sean WaltersMG-19-000787—\$42,056.33

Matthew Fissel, Esq. Brock & Scott, PLLC 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2722

Sacramento Ave., Pittsburgh, PA 15204. Deed Book Volume 11616, Page 118. Block and Lot Number 0021-J-00065-0000-00.

28. Latrina R. Hall

MG-18-000306—\$19,230.30 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having thereon erected a dwelling known and numbered as: 2960 Merwyn Avenue, Pittsburgh, PA 15204. Deed Book 12894, Page 176, Block/Lot 42-M-231.

Pittsburgh—21st Ward

12. Grandma Rose's Properties LLC GD-20-011226—\$235,708.41 Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 21st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1508 Chateau Street, Pittsburgh, PA 15233. Deed Book Volume 11384, Page 187, Instrument No. 2002-122646. Block and Lot Number 22-P-3.

Pittsburgh—31st Ward

39. Willie Hardy and Annette Hardy MG-20-000005—\$49,210.98 Robert Flacco, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 663 Calera Street, Pittsburgh, PA 15207. Deed Book Volume 12977, Page 200. Block and Lot 0135-H-00067-0000-00.

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: 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 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 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. William P. Mullen, Sheriff Nov 11, 2021 Nov 12, 19, 24, 2021

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CLASSIFIED

Office Space

OFFICE SPACE (SHADYSIDE) - adjacent to Walnut Street, 1-4 private offices - shared office building. Access to large conference room, kitchen, restroom, possible secretary station \$750.00/ month per office. Details - email info@pghfirm.com.

Miscellaneous

A STREAM RUNS THRU IT - 1/2 acre partially wooded lot with 1 story dwelling 5 miles from 7 Springs. LBFP, 2BRS. 2BAS, screened porch for Summer dining, Computer room. Oil heat. Yard with storage shed. Walk to trout streams. \$220,000. 814-352-7917

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:

Abbott, John D., deceased, of Pittsburgh, PA. No. 08221 of 2021. Matthew P. Taylor, Extr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090. 21-04447 Nov 19, 29; Dec 3, 2021

Beck, Tracy L., deceased, of Allison Park, PA. No. 08179 of 2021. Sandra L. Beck, Extrx., 471 Terazzo Drive, Allison Park, PA 15101 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

21-04448 Nov 19, 29; Dec 3, 2021

Bernard, Marilyn, deceased, of Pittsburgh, PA. No. 08192 of 2021. Adam Bernard, Extr., 7300 Penn Avenue, Pittsburgh, PA 15208 or to Craig E. Frischman, Esq., Frischman & Rizza, PC, 7300 Penn Avenue, Pittsburgh, PA 15208.

21-01815w Nov 19, 29; Dec 3, 2021

Cook, Ronald D. a/k/a Ronald Cook, deceased, of Etna, PA, No. 07931 of 2021. Cynthia Dianne Gentile, Admrx. c.t.a., 535 James Street, Turtle Creek, PA 15145 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.

21-04451 Nov 19, 29; Dec 3, 2021

Erler, Jeannette a/k/a Jeannette Myers Erler, deceased, of Scott Township, PA. No. 8223 of 2021. Scott H. Duerring, Extr., Colonial Place, 61191 U.S. 31 South, South Bend, IN 46614 or to Thomas L. Stevenson, Esq., Thomas L. Stevenson & Associates, 666 Washington Rd., Ste. 101, Pittsburgh, PA

21-04452 Nov 19, 29; Dec 3, 2021

Haberfield, James W., deceased, of Monroeville, PA. No. 08241 of 2021. Sharon Haberfield, Admrx., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106

21-01814w Nov 19, 29; Dec 3, 2021

Kallay, Dolores W., deceased, of Monroeville, PA. No. 06883 of 2021. Lance M. 504 S. Bernier Springfield, MO 65802 or to Mark T. Coulter, Coulter Law Offices, LLC, 3824 Northern Pike, Suite 801B, One Monroeville Center, Monroeville, PA 15146.

21-01813w Nov 19, 29; Dec 3, 2021

Neuner, Doris M., deceased, of Pittsburgh, PA. No. 07431 of 2021. David Neuner, Extr., 21 Winslow Drive, Pittsburgh, PA 15229 or to Ronald F. Lawry, Esq., 8306 Ohio River Blvd., Pittsburgh, PA 15202.

21-04453 Nov 19, 29; Dec 3, 2021

Quaquarucci, Joseph A., deceased, of Pittsburgh, PA. No. 07880 of 2021. John Quaquarucci, Extr., 305 Elizabeth Street, North Versailles, PA 15137 or to Dennis R. Joyce, Esq., 200 Dinsmore Ave., Ste. 202, Pittsburgh, PA 15205.

21-04454 Nov 19, 29; Dec 3, 2021

Stammer, Sr., William J. a/k/a Bill Stammer a/k/a William John Stammer, Sr., deceased, of Upper St. Clair, PA. No. 08042 of 2021. Mary Jude Stammer, Extrx., 2047 Blairmont Drive, Upper St. Clair, PA 15241 or to Michael A. Farnan, Esq., The Farnan Law Office, P.O. Box 42397, Pittsburgh, PA 15203. 21-04450 Nov 19, 29; Dec 3, 2021

Campbell, William R., deceased, of Pittsburgh, PA. No. 08040 of 2021. Patrick A. Haver, Extr., 592 Arbor Lane, Pittsburgh, PA 15236 or to Matthew M. Jacob, Esq., Jacob Law Associates, 429 4th Avenue, Suite 1203, Pittsburgh, PA 15219.

21-01788w Nov 12, 19, 24, 2021

Downey, Margaret M., deceased, of Forest Hills, PA. No. 07991 of 2021. Patricia Downey, Extrx., c/o Sam R. Hens-Greco, Esq., Cole & Hens-Greco, PC, P.O. Box 5249, Pittsburgh, PA 15206.

21-04337 Nov 12, 19, 24, 2021

Dramble, Dave F. a/k/a David F. Dramble, deceased, of Pittsburgh, PA. No. 06621 of 2021. Danielle McCommon, Admrx., c/o Julie C. Anderson, Esq., Trinity Elder Law & Estate Planning, LLC, 340 N. Main Street, Suite 103, Butler, PA 16001.

21-04333 Nov 12, 19, 24, 2021

Farrell, Lillian, deceased, of Pittsburgh, PA No 07364 of 2021 Nathan Farrell Extr. 1660 Strathmore Terrace, Vineland, NJ 08360 or to Mark T. Coulter, Esq., Coulter Law Offices, LLC, 3824 Northern Pike, Suite 801B, One Monroeville Center, Monroeville, PA

21-01791w Nov 12, 19, 24, 2021

Kovalsky, Laura J., deceased, of West Mifflin, PA. No. 08012 of 2021. Keith Kovalsky, Admr., c/o Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

21-04338 Nov 12, 19, 24, 2021

Miller, Douglas James a/k/a Douglas J. Miller, deceased, of Jefferson Hills, PA. No. 08119 of 2021. Patricia L. Miller, Admrx., 2340 Ridge Road, Finleyville, PA 15332 or to Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard Street, Pittsburgh, PA 15232. 21-01793w Nov 12, 19, 24, 2021

Novak, Stephen P., deceased, of Pittsburgh, PA. No. 07858 of 2021. Jennifer Hodak, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

21-04335 Nov 12, 19, 24, 2021

Russo, Carman M., deceased, of Turtle Creek Borough, PA. No. 07934 of 2021. Jeffrey M. Russo, Extr., 443 Shelbourne Drive, Pittsburgh, PA 15239 or to Robert A. Zunich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

21-04336 Nov 12, 19, 24, 2021

Shearer, James E., deceased, of Findlay Township, PA. No. 07529 of 2021. Alyssa M. Rosinsky, Admrx., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.

21-01792w Nov 12, 19, 24, 2021

Vamos, Mary, deceased, of West Mifflin, PA. No. 08009 of 2021. Donna M. Nichols, Extrx., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA

21-01789w Nov 12, 19, 24, 2021

White, Margaret L. a/k/a Peggy White, deceased, of Bridgeville, PA. No. 07640 of 2021. Patricia A. McElhinny, Extrx., 2701 Golf Course Dr., Washington, PA 15301. 21-04334 Nov 12, 19, 24, 2021

Wright, Theresa M., deceased, of Bell Acres Borough, PA. No. 07827 of 2021. Randy A. Bodnar, Extr., c/o Steven Kocherzat, Esq.,

763 Merchant St., Ambridge, PA 15003. 21-04332 Nov 12, 19, 24, 2021

William M., deceased, of Andrews, Pittsburgh, PA. No. 07629 of 2021. Kristy L Taylor, Extrx., 209 Freda St., Pittsburgh, PA 15235.

21-01752w Nov 5, 12, 19, 2021

Arch, Joan E., deceased, of Dormont Borough, PA. No. 07821 of 2021. Evan Marone, Extr., 6 Old Ox Road, Bethel Park, PA 15102 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA

21-04270 Nov 5, 12, 19, 2021

Beasley, Loretta S. a/k/a Loretta S. McCain, deceased, of Pittsburgh, PA. No. 05536 of 2021. George McCain, Jr., Extr., 4297 Coleridge St., Pittsburgh, PA 15201 or to

Brittany Felder, Esq., The Law Office of James R. Silsley, LLC, 564 Forbes Ave., Suite 1105, Pittsburgh, PA 15219.

21-04279 Nov 5, 12, 19, 2021

Bour, Shirley M., deceased, of Forward Township, PA. No. 07868 of 2021. Diane Korber, Co-Extrx. and Linda Buono, Co-Extrx., c/o Travis J. Dunn, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

21-04272 Nov 5, 12, 19, 2021

Brown, Loretta B., deceased, of Shaler Township, PA. No. 07856 of 2021. Robin S. Campbell, Extrx., 3040 White Pine Dr., Gibsonia, PA 15044 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.

21-04269 Nov 5, 12, 19, 2021

Brown, Regina Louise, deceased, of Whitehall, PA. No. 07526 of 2021. James M. Mallov, Extr., c/o George W. Jacoby, Esq., 564 Forbes Ave., Suite 1008, Pittsburgh, PA 15219-2903.

21-01754w Nov 5, 12, 19, 2021

Butella, Sr., Robert J., deceased, of West Mifflin, PA. No. 07477 of 2021. Robert J. Butella, Jr., Extr., 302 Timothy Drive, Elizabeth, PA 15037 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA

21-04273 Nov 5, 12, 19, 2021

Cushion, Jr., Michael George a/k/a Michael G. Cushion, Jr., deceased, of Shaler Township, PA. No. 07381 of 2021, Michael Richard Cushion, Admr., 472 Ohio Avenue, Rochester, PA 15074 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC. One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

21-04275 Nov 5, 12, 19, 2021

Flaherty, Kathleen Ann, deceased, of South Fayette, PA. No. 07964 of 2021. Mary Ellen Swickline, Extrx., 2756 Ravenwood Drive, Bridgeville, PA 15017 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

21-01751w Nov 5, 12, 19, 2021

Fleissner, Paul G., deceased, of Pittsburgh, Pennsylvania. No. 07861 of 2021. Lorraine F. Lanyon, Extrx., 250 Heather Glen Lane, Mystic, CT 06355 or to Russell C. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101. 21-01748w Nov 5, 12, 19, 2021

Friel, Marion L., deceased, of Allison Park, PA. No. 03403 of 2020. James Green, Admr., 9534 Meadow Road, Allison Park, PA 15101 or to Thomas Lizzi, Esq., 4208 Rosanna Drive, Allison Park, PA 15101.

21-04276 Nov 5, 12, 19, 2021

Martin, Virginia Lee, deceased, of Pittsburgh, PA. No. 7444 of 2021. Dinelle L. Steiner, Extrx., 4830 Mooreridge Drive, Pittsburgh, PA 15227 or to Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108. 21-01750w Nov 5, 12, 19, 2021

Pallatino, Daniel Patrick, deceased, of Munhall, PA. No. 07634 of 2021. Regina M. Pallatino, Admrx., 3325 Valewood Drive, Munhall, PA 15210 or to Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

21-01755w Nov 5, 12, 19, 2021

Reyes, Judith Ellen a/k/a Judith E. Reyes, deceased, of North Versailles, PA. No. 07914 of 2021. Kristine S. Ivan, Extrx., 823 Lynda Lane, North Versailles, PA 15137 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

21-01753w Nov 5, 12, 19, 2021

Stadelman, Robert Reid, deceased, of Pittsburgh, PA. No. 7961 of 2021. Paula Wong, Admrx., 411 Monroeville Avenue, Turtle Creek, PA 15145.

21-01756w Nov 5, 12, 19, 2021

Vecchione, Basil J., deceased, of Moon Township, PA. No. 7437 of 2021. Sandra Baird, Extrx., 1085 Starr Road, Crescent, PA 15046 or to Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis. PA 15108.

21-01749w Nov 5, 12,

Werner, Sr., Richard A. a/k/a Rick A. Werner, Sr., deceased, of Bethel Park, PA. No. 06043 of 2021. Richard Werner, Jr., Extr., 666 McMurray Rd., Bethel Park, PA 15102. 21-04271 Nov 5, 12, 19, 2021

York, Sr., Russell W. a/k/a Russell William York, Sr. a/k/a Russell W. York, deceased, of Mt. Lebanon, PA. No. 07017 of 2021. Robert J. York, Extr., 1791 Tyris Drive, Pittsburgh, PA 15241 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102 21-04274 Nov 5, 12, 19, 2021

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 9, 2021, with respect to a nonprofit corporation, Friends of the Dormont Public Library, which has been incorporated under the Nonprofit Corporation Law of 1988.

21-04455 Nov 19, 2021

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Carol C. Farley a/k/a Rachel Farley,

Bankruptcv No.: 20-23352-CMB Chapter 11

Notice of Zoom Hearing on Motion to Sell Real Property Free and Divested of Liens Notice Is Hereby Given That The Debtor

Has Filed A Motion To Sell Real Property Free And Divested Of Liens For The Following Property:

808 Morewood Avenue, Pittsburgh, PA 15213 to Eric Schaffer and Alana Denison for \$800,000.00 according to the terms set forth in the Motion for Sale.

To be considered for status as a Real Property Qualified Bidder, a bidder must provide to Matthew Herron, Counsel for the Debtor no later than fourteen (14) days prior to the scheduled Sale Confirmation Hearing:

• Proof of the bidder's financial ability to consummate its offer to purchase the real property along with a written offer to purchase the property. All Offers must be cash offers with no financing contingencies. The Property will be sold in as-is where-is condition, but free and clear of all liens and encumbrances.

· Provide an earnest money deposit of seventy-five thousand and 00/100 (\$75,000.00) dollars by cashier's check or certified check made payable to Debtor's

• Provide a bid higher than the eight hundred thousand and 00/100 (\$800,000.00) dollar offer, with minimum bid increments of twenty-five thousand and (\$25,000.00) dollars.

• Minimum bid increments will decrease to ten thousand and 00/100 (\$10,000.00) dollars should bidding for the property exceed the sale price of one million and 00/100 (\$1,000,000,00) dollars.

On or before November 26, 2021 any Objections shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 with a copy served on all interested parties.

A Zoom Video Conference Hearing is scheduled for December 13, 2021 at 1:30 PM before Judge Carlota M. Bohm via the Zoom Video Conference Application ("Zoom"), at which time higher/better offers will be considered and objections to the sale will be heard. To participate in and join a Zoom Hearing, please initiate and use the following link at least fifteen (15) minutes prior to the scheduled Zoom Hearing time:

https://www.zoomgov.com/j/16143800191, alternatively, you may use the following Meeting ID: 161 4380 0191. For questions regarding the connection, contact Judge Bohm's Chambers at 412-644-4328. All attorneys and parties may only appear by Zoom and must comply with Chief Judge Bohm's Zoom Procedures, which can be found on the Court's website at

https://pawb.uscourts.gov/sites/default/files /pdfs/cmb-proc-videohrg.pdf. Under the current COVID-19 circumstances, the general public may appear telephonically if unable to do so via the Internet. When the need to appear telephonically arises, members of the general public should immediately contact

Judge Bohm's Chambers to make telephonic arrangements.

Date: October 12, 2021

/s/ Matthew M. Herron

Arrangements for inspection prior to said sale hearing may be made with:

Matthew M. Herron, Esq., The Debt Doctors, LLC, 607 College Street, Suite 101, Pittsburgh, PA 15232, Tel. (412) 395-6001, Fax (412) 391-2808, mmh@thedebt doctors.com

21-04261 Nov 19, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-13803. In re: Petition of Angeleah Grimes, parent(s) and Legal guardian(s) of Lorenzo Alrubaye for change of his name to Lorenzo Robert Grimes. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, December 17, 2021, 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

21-01816w Nov 19, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division

NO. GD-21-012133 Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,

The Unknown Heirs of Eleanor Richardson, Deceased, Defendant(s).

Notice Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 173-D-60, more commonly known as 7257 Schley Street, Pittsburgh, PA 15235; and Block & Lot 173-D-61, more commonly known as vacant property on Schley Street, Pittsburgh, PA 15235 in the Municipality of Penn Hills.

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 to the relief requested by the Plaintiff. You may lose the property or other rights important to you.
YOU SHOULD TAKE THIS PAPER 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

The Allegheny County Bar Association 400 Koppers Building 436 Seventh Avenue Telephone: 412-261-5555 Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400

21-04456 Nov 19, 2021

For legal advertising information and reservations, contact 412-261-6255 • PLJads@acba.org.

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