

LEGAL ADS

Treasurer's Sale

SALE BY THE TREASURER OF THE CITY AND SCHOOL DISTRICT OF PITTSBURGH OF REAL ESTATE TO SATISFY UNPAID CLAIMS FOR CITY, SCHOOL AND ALLEGHENY COUNTY TAXES TO BE HELD ON FRIDAY, AUGUST 19, 2022 AT 10:00 A.M.

Notice is hereby given that pursuant to the provisions of Act No. 171 of 1984, approved by the Governor October 11, 1984, of the Commonwealth of Pennsylvania, which in part authorizes and empowers the City Treasurer of cities of the second class to sell, at public sale, lands or real estate upon which the taxes assessed and levied by the City or School District or Allegheny County are delinquent and unpaid; this Act is known as the Second Class City Treasurer's Sale and Collection Act.

Due to COVID-19 restrictions and in an effort to limit exposure to COVID-19 the following properties in the City of Pittsburgh will be exposed to public sale at an online auction on Friday, August 19, 2022 at 10:00 A.M. and continued by adjournment to such time or times, as the City Treasurer shall designate such properties shall be sold for unpaid taxes which have been assessed against properties. Please visit <https://pittsburghpa.gov/finance> for additional information.

The following schedule shows (opposite each numbered property or properties) the City, School and County taxes for 2021 and prior years as well as PWSA, demolition, and other municipal charges which are unpaid but does not include advertising, posting and lien charges all of which are legally due and must be paid prior to the above date and time of sale in order to avoid sale. Names shown are those of owners, lienholders, or other known interested parties who may retain a legal interest in the property described.

Said Sale will be made without prejudice to any other liens or claims of the City, School District of Pittsburgh or County of Allegheny, for any other unpaid taxes, or other municipal charges and claims, whether lien or not, against the respective property which have been inadvertently omitted and not included herein.

TERMS OF SALE: As soon as the property is struck down, the purchaser shall:

(1) Bidder must pay in full their winning bid amount in cash, certified check or cashier's check. Funds must be received in the Department of Finance, City County Building, First Floor Cashier's Office, 414 Grant St, Pittsburgh PA 15219, on or before 2:00 P.M. the day of sale.

(2) Pay any and all other City, School and County tax claims and municipal charges and claims, whether lien or not, together with any penalty and interest, advertising cost, posting cost and County Department of Court Records' costs owed against the property purchased upon demand after the sale.

(3) Failure to comply with item 2 will result in the initial payment being forfeited and the sale being canceled.

For information call the Office of the City Treasurer, City of Pittsburgh, City-County Building, Pittsburgh, PA 15219.

Phone: (412) 255-2525

<https://pittsburghpa.gov/finance>

Jennifer Gula,
Acting Treasurer, City and
School District of Pittsburgh

Fifth Ward

1. Larkin Bryant & Larkin Bernice - 1050010f00031 00. Webster Ave, Anna M Entress Pl 12 Lot 16.75x68 Webster Ave 2 Sty Brk Hse 2244
Partial Claim.....\$40,060.69
2. Note John C & Note Joanne B - 1050010g00181 00. Webster Ave, Booth-Flinn Subd Plan Pt 41 Lot 17.88x71.69x25
Partial Claim.....\$14,482.42

3. Butler Harry & Butler Rebekah - 1050010g00182 00. Duff St, Booth & Flinn Subd Plan Pt 41 Lot 28.82x27.96x29 Duff St Cor Verdant Way
Partial Claim.....\$3,687.00
5. Germany Nathaniel C - 1050010l00104 00. Wylie Ave, Pt 33 Lot 16.10x60 W Wylie Ave 3 Sty Brk Hse 2308
Partial Claim\$132,522.11
6. Est Of William A Foster & Kennedy Lorraine - 1050010r00152 00. 2299 Centre Ave, Lot 15.97x68.57 Centre Ave 2 Sty Brk Hse 2299
Partial Claim\$969.61
7. Johnson Robert & Est Of Priscilla Johnson - 1050026k00263 00. 3460 Webster Ave, Heron Hill Park Plan 46 Lot 25xavg95 Webster Ave
Partial Claim.....\$7,964.38
8. Bumbrey Frank L III - 1050026n00091 00. Webster Ave, Elizabeth Herron Plan 30 Lot 24x100 Webster Ave To Carmel Way
Partial Claim.....\$7,857.03

Tenth Ward

9. 4912 Llc - 1100050k00302 00. 4912 Dearborn St, M O Hara Plan 16-17 Lot 38x100 In All Dearborn St 3 Sty Fra Hse 4912
Partial Claim.....\$5,599.44
10. Bobel Eugene F & Bobel Ann H - 1100120k00200 00. 6004 Sawyer St, Lot 50xavg59.37x69.37 Rr Sawyer St .08ald 1 1/2 Sty Fra-C B Dwg & Att Gar
Partial Claim.....\$43,720.15
11. Orsborn Bruce Lee - 1100121b00032 00. 6728 Butler St, J H Sawyer Plan 152 Lot 20x100 Butler St 2 Sty Fra Hse 6728
Partial Claim\$26,069.16
12. Ward Betty - 1100121g00057 00. Butler St, Garrison & Co 1st Pl Pt 12 Lot 24x100 Butler St Bet Gallatin & Heths Ave
Partial Claim\$728.76
13. Ward Betty - 1100121g00058 00. 7309 Butler St, Garrison Co Plan Ely 1/2 12 Lot 24x100 Butler St Nr Garrison St 2 Sty Fra Hse 7309
Partial Claim\$21,603.48

Eleventh Ward

14. Henderson James - 1110050h00078 00. N Graham St, Ingleside Plan 134 Lot 22x80.62 Graham St 2 1/2 Sty Brk Ven Hse 416
Partial Claim.....\$38,204.22
15. Bernick Michael P & Bernick Amelia R - 1110050h00081a 00. N Graham St, Ingleside Plan Pt 131 Lot 9.25x79.62 N Graham St
Partial Claim.....\$2,360.16

Twelfth Ward

16. Mandes Inc - 1120124g00359 00. Deary St, Frederick G Higgins Plan 8 Lot 15x100 Deary St 1/2 2 Sty Fra Dble Hse 6414 1 Sty Fra Gar
Partial Claim\$17,964.67
17. Mandes Inc - 1120124g00360 00. Deary St, P G Hogue Plan 7 Lot 25x100 Deary St Bet Larimer & Paulson 1/2-2 Sty Fra Dble Hse 6416 1 Sty I C & Cem Gar
Partial Claim\$21,208.18
18. Est Of John Wallace & Sowell Barbara J - 1120125a00178 00. 229 Mayflower St, Lot 26x100 Mayflower St 2 Sty Brk Hse 229 1 Sty Gar
Partial Claim.....\$7,046.82
19. Intissar Llc - 1120173a00204 00. 1361 Paulson Ave, W L Curry Plan Pt 33 Lot 19x120 In All Paulson St 2 1/2 Sty Brk V Hse (unf) #1361
Partial Claim.....\$2,575.29
20. Intissar Llc - 1120173a00205 00. 1363 Paulson Ave, W L Curry Plan Pts 33-34 Lot 18.5x120 In All Paulson St 2 1/2 Sty Brk V Hse (unf) #1363
Partial Claim.....\$12,377.16

Thirteenth Ward

21. Hanion James & Hanion David - 1130174n00155 00. 7134 Hamilton Ave, Mellons Allinder Place Plan 15 Lot 25.45x110.03

- Hamilton Ave 2 Sty Fra Hse 7134
Partial Claim.....\$9,372.34
24. Burke Brandon A - 1130174n00288 00. Susquehanna St, Mellon Homewood Plan 127 Lot 25x100 Susquehanna St Bet Albion & Homewood
Partial Claim.....\$1,085.66
25. Davis George S & Davis Dorothy - 1130174s00068 00. Oakwood St, Bank Of Commerce Plan Pt Lot 244 = 42.98x88.65x77.54
Partial Claim.....\$15,677.37
26. Hudson Hudson & Associates Real Estate Co - 1130174s00069 00. Oakwood St, Bk Of Commerce Plan 245 & Pt 244 Lot 27xavg77.94x30.87 Rr In All Oakwood St Pt 245 Lot 4x50 Fleury Way
Partial Claim.....\$13,965.10

Fifteenth Ward

28. Harding Carl W - 1150056b00127 00. 4701 Sylvan Ave, Lot = 30.07x59.93x110x40x110 1 Sty Brk V Hse & Gar 4701 Sylvan Ave
Partial Claim.....\$7,238.35
29. Berry Eileen S - 1150057c00003 00. Mansion St, Mansion House Plan 117 Lot 24x120 Mansion St Bet Glenwood & Second Ave
Partial Claim.....\$6,504.19
30. Rogers John, Rogers Dorothy, Riemann Patricia & Rogers Kenneth - 1150088e00155 00. Hazelwood Ave, Kishon 1 Plan 465 Lot 26.16xavg106.96 Hazelwood
Partial Claim.....\$13,208.50

Sixteenth Ward

32. Lighthouse Fellowship & Deliverance Center Inc - 1160032f00144 00. Mountain Ave, Keeling-Soulier Plan 1-2-3-4 Lot 99.64x110 In All Mountain St (including Vaction Of Soulier St
Partial Claim\$709.66

Eighteenth Ward

33. Hossain Mohammad A & Neher Jebun - 1180003n00159 00. 2 Millbridge St, Plan 141-142 Lot 50x100 In All Millbridge Cor McLain 2-Sty Ins Brk Hse #2 I C Gar
Partial Claim\$21,417.88
34. Stefanakis Richard A & Stefanakis Stephanie J - 1180014a00217 00. 628 Excelsior St, McLain & Maple Bevd Plan Of Allenton Pt 206 Lot 2 Sty Fra-Alum Hse 628 T 25xavg98.1x21.18 Excelsior St
Partial Claim.....\$1,025.31
36. Est Of Marie Horback Tackett - 1180014f00200 00. Proctor Way, T S Maple Plan Pt 93 Lot 25x45 Proctor Way Bet Allen & Knox 2 Sty Fra Hse 815
Partial Claim.....\$49,536.07
37. Mull Karen S - 1180014f00307 00. Freeland St, Pt Of 197 Lot 25x75 Freeland St Bet Knox & Allen 2 Sty Fra Hse 819
Partial Claim.....\$19,943.88
38. Hirt Fred - 1180014j00216 00. 516 Cedarhurst St, McLain Maple 1st Plan Pt 475 Lot 19.5x127.5 Cedarhurst St 2 Sty Asb Shg Hse 516
Partial Claim.....\$14,186.53
39. Goldston Franklin Darry - 1180015s00053 00. Michigan St, McLain & Maple 2nd Plan 49 Lot 25x102.5 Michigan St Bet Bernd & Estella St 2 Sty Fra Shg Hse 421
Partial Claim.....\$6,120.09

Twentieth Ward

40. Dix Richard - 1200020k00028 00. 1225 Chartiers Ave, Woodland Plan Lot 3.67 Ald
Partial Claim.....\$13,015.25
41. Dix Richard & Dix Mason A - 1200020p00253 00. 810 Lorenz Ave, Michael L A Lorenz Est Plan Pt 47 Lot 32.31x120 Lorenz Ave Cor Fredonia St 2 Sty Fra Hse 810 2 Sty Tile Gar
Partial Claim.....\$9,849.20
42. Brewer Darlene E - 1200020r00171 00. 913 Gibson St, Grace Pk Plan 20 Lot 25x100 Gibson St 2 Sty Fra Hse 913
Partial Claim.....\$2,833.59

45. Est Of Ben D Lewis - 1200042h00214 00. 3126 Sacramento Ave, John A Wood & Sons Plan 281 - Pt 280 Lot 37.5x100 In All Sacramento 1 Sty Alum Sdg & Stonecot Hse 3126
Partial Claim\$11,084.48
46. Blumling Edward J - 1200043s00018 00. 200 Sagamore St, McGunnigle Plan 52 Lot 25x120 Sagamore Ave 2 Sty Fra Hse 200
Partial Claim\$24,188.15
47. Baldwin Robert - 1200043s00026 00. Sagamore St, McMunigle Plan 47 Lot 25x120 Sagamore St
Partial Claim\$12,190.01
48. C & S Realty Holdings Corporation - 1200043s00029 00. Sagamore St, Mrs L M McGi Lot 50x120 In All Sagamore St
Partial Claim\$17,061.65
49. C & S Holding Realty Company - 1200043s00088 00. W Carson St, Marie L McGunnege Plan Pts 90-91 Lot 22.16xavg65.54 In All West Carson St
Partial Claim\$31,608.89
50. Est Of Edward J Evans - 1200043s00089 00. W Carson St, M L McGunnege Plan Pt 91 Lot 25.12xavg65.85 (1654 Sf) Carson Cor Sagamore
Partial Claim.....\$6,428.03

Twenty Third Ward

51. Novak Helen - 1230024f00125 00. 1000 Spring Garden Ave, Pt 8 Lot 22x49 Spring Garden Ave Cor Salter Wy 2 Sty Fra Hse 1000
Partial Claim\$19,391.55
52. Fugent Howard C & Fugent Lavona L - 1230024j00263 00. Spring Garden Ave, Lot 20.55x55.07 Spring Garden Ave 2 Sty Brk Hse 839
Partial Claim\$52,719.99
53. Page Robert - 1230024j00369 00. Lovitt Way, Lot 20x60 Lovittway Bet Madison Ave & Chestnut St
Partial Claim\$9,911.84

Twenty Fourth Ward

55. Wg1 Reo 1 LLC - 1240024b00231 00. 1112 High St, Spring Garden Plan Of Lots 147 & 148 Lot 50xavg 261.21x60.21 High St 1 1/2 Sty Fra Hse 1112 1 IC Gar #1110
Partial Claim\$11,219.03
56. Anderson Robert J - 1240024b00265 00. 1134 High St, Wm Robinson Jr Plan Pt 138 Lot 14.27x70x14.5 Rr High St 2 Sty Fra-insel Brk-Alum Sdg Hse 1134
Partial Claim\$17,567.95
57. Richards Linda D - 1240024b00279 00. 1104 High St, Lot 25xavg139 High St 1 1/2 Sty Fra & Ins Brk Hse 1104
Partial Claim.....\$54,454.28
58. Moran Wesley & Est Of Edith Moran - 1240024c00150 00. 1238 High St, Spring Garden Plan 116 Lot 25xavg218.9 High St 1 1/2 Sty Fra Hse 1236
Partial Claim.....\$58,406.27
59. Judge Eugene Michael - 1240024c00165 00. 1221 High St, Wm Robinson Jr Plan Nlt 1/2-29 Lot 25x60 High St 1 1/2 Sty Fra & Ins Stn Hse 1221
Partial Claim\$31,948.77
60. Alca Llc - 1240024c00174 00. Spring Garden Ave, Wm Robinson Jr Plan Pt 34 Lot 25x60 Spring Garden Ave 2 1/2 Sty Ins Brk Hse 1232
Partial Claim\$3,801.10
62. Kilian Michael - 1240024c00179 00. 1240 Spring Garden Ave, Will Robinson Jr Plan 1/2 37 Lot 25x60 Spring Garden Ave 1 1/2 Sty Fra Alum Sdg Fr & Ins Stn Hse 1240
Partial Claim\$24,896.42
63. Lippert Kenneth & Lippert Theresa - 1240024c00192 00. 1257 High St, Wm Robinson Jr Plan Pt 43 Lot 25x60 High St 2 Sty Fra Brk Hse 1257
Partial Claim\$37,301.24

Twenty Fifth Ward

64. King Lester W Sr & King Patricia - 1250023b00135 00. Perrysville Ave, Lot

40x100 Perrysville Ave 2 Sty Brk Ven Hse 1760
 Partial Claim.....\$68,062.28

65. Bistolos James G & Bistolos Mary Ayne - 1250023g00160 00. Sandusky St, Lot 18.05x90 Sandusky St
 Partial Claim.....\$1,038.50

66. Sikder Zubair - 1250046n00197 00. 2117 Wilson Ave, J Wilson Plan Pts 8-9 Lot 36x110 In All Wilson Ave 2 1/2 Sty Fra Insel Brk Hse 2117
 Partial Claim.....\$14,515.34

67. Mason Lynne W - 1250046n00202 00. Wilson Ave, Wilson Plan 5 Lot 24x102 Wilson Ave
 Partial Claim.....\$11,092.18

68. Jones David - 1250046n00233 00. 2132 Wilson Ave, Lot 19.38x110 Wilson Ave 3 Sty Fra Row Hse 2132
 Partial Claim.....\$14,794.12

69. Johnson Anthony M - 1250046p00276 00. 1945 Letsche St, Toy Town Hgts Plan 20 Lot 46x95.99 Letsche St 1 Sty Brk V Hse-Int Gar 1945
 Partial Claim.....\$32,880.40

70. Erdlen Michael - 1250046r00194 00. 1938 Meadville St, A Kennedy Plan 28 Lot 26x100-Meadville St Cor Rising Main St 2 Sty Fra-Shg Hse 1938 Arthur Kennedy Plan 27 Lot 20x100 Meadville St 1 Sty C B Fra & Shg Gar
 Partial Claim.....\$20,141.33

71. Crooks Gary M - 1250046r00196 00. 1930-1932 Meadville St, Arthur Kennedy Plan 23-24-25-26-lot 80x100 Meadville St 1 Sty C B Gar 24-25-26-2 Sty Fra Dble Hse 1930-1932
 Partial Claim.....\$67,970.85

72. Metzler Linda M - 1250046r00301 00. 324 Rising Main Ave, Mc Naugher Plan 350 & Pt 349 Lot 32x169.10 In All Rising Main St Thru To Elmira St 1 1/2 Sty Fra Bung 324
 Partial Claim.....\$15,675.00

Twenty Sixth Ward

73. Coker George Jr, Coker Michael & Coker Alan - 1260045m00120 00. 2402 N Charles St, Sarah Lytle Et al Pl 3 Lot 20x60 Charles St Lot 20x60 Charles St Lot 23.28x60 Rr Charles St Cor Cross St I C Gar 2 C Gar Tri Lot 26.48x65.67x70.85 Cross St Irreg Lot 20x71 Cross St I C Gar
 Partial Claim.....\$6,438.32

74. Farris Charlyne L - 1260046b00049 00. 207 Pusey St, Irreg Lot 62.48x111.60x32.26 Rr Pusey St Ext 2 Sty Brk Dble Hse & Gar 207-209
 Partial Claim.....\$65,549.24

75. Robinson Helen & Robinson Charles - 1260046b00056 00. 2644 Perrysville Ave, Tri Lot 115x110.47x147.75 Perrysville Ave 2 1/2 Sty Brk Dup Hse #2644
 Partial Claim.....\$67,175.58

76. Rogeo Ltd - 1260046b00118 00. 2539 Perrysville Ave, Elliott Plant Co Plan 1 Lot 24.72x110x32.67 Rr Perrysville Ave 3 Sty Brk Apt & Sto 2539
 Partial Claim.....\$20,335.36

77. Teamor Alfred L - 1260046b00194 00. Ellzey St, J Pusey Plan 65 Lot 25x120 Ellzey Ave 2 1/2 Sty Fra Ins Brk Hse 2 1/2 Sty Fra Hse 20 Ellzey Ave
 Partial Claim.....\$40,427.10

78. Hutchinson Jim S - 1260046f00093 00. 40 W McIntyre Ave, John McClurg Plan 17 Lot 35xavg85.83x42.48 Rr W McIntyre Ave Brk Hse 40
 Partial Claim.....\$80,025.52

79. Davis James T & Davis Marguerite - 1260046j00026 00. Chester Ave, Lot 25x125 Chester Ave 2 1/2 Sty Fra Alum Sdg Hse 512 Partial Claim.....\$5,413.87

80. Novacore Llc - 1260077n00105 00. Kennedy Ave, Mayfield Plan 162 Lot 25x100 Kennedy Ave 2 1/2 Sty Fra Ins Brk Hse 249
 Partial Claim.....\$11,804.48

81. Rolland Arthur W & Est Of Jane Rolland - 1260077n00106 00. Kennedy Ave, Mayfield Plan 163 Lot 25x100 Kennedy Ave
 Partial Claim.....\$42,573.29

82. McAfee Grace - 1260077n00107 00. Kennedy Ave, Mayfield Plan 164 Lot 25x100 Kennedy Ave
 Partial Claim.....\$25,844.24

83. Fromme Ludwig H & Trustee - 1260077p00374 00. Kennedy Ave, Mayfield Plan 154 Pt 153 Lot 37.5x100 In All Kennedy Ave 2 1/2 Sty Brk V Hse 225 C B Gar
 Partial Claim.....\$20,479.08

84. Szalinski John J - 1260077p00375 00. Kennedy Ave, Mayfield Plan 155 Pt 156 Lot 25.49xavg100 In All Rr Kennedy To Seinnaca Way 2 1/2 Sty Fra & Insl Brk Hse 229
 Partial Claim.....\$32,404.41

85. Oneill Maintenance - 1260077p00376 00. 231 Kennedy Ave, Mayfield Plan Pt 156 Lot 24.51x100 Kennedy Ave 2 1/2 Sty Fra Ins Stn Hse 231
 Partial Claim.....\$29,113.58

Twenty Seventh Ward

86. Murphy Richard W & Murphy Helen Jeanne - 1270044h00181 00. Holbrook St, J & P Eckert Plan 1/2 9 Lot 20x53.60 Holbrook St 2 Sty Fra Hse 2704
 Partial Claim.....\$36,553.98

Twenty Eighth Ward

87. Lawal Saudat - 1280070e00052 00. 524 Fairwood St, O B Lane Bldg Co 1st Plan 1 Lot 29x100 Fairwood Ave
 Partial Claim.....\$772.99

Thirtieth Ward

88. Crawford Carl S & Crawford Nancy L - 1300014j00014 00. Charles St, Knoxville Plan 169 Pt 168 Lot 37.50x100 In All Charles
 Partial Claim.....\$20,368.19

89. Crawford Carl S & Crawford Nancy Lee - 1300014j00015 00. Charles St, Knoxville Plan 167 Pt 168 Lot 37.5x100 In All S Charles St
 Partial Claim.....\$54,308.62

90. Fersch Daniel William - 1300014j00034 00. Jucunda St, Knox Plan Pts 139-140-141-142 Lot 60.97x100 In All Jucunda St 1/2-2 Sty Dbl Brk-insl Bric Hse 404
 Partial Claim.....\$62,275.44

91. Foreman George - 1300014j00036 00. Jucunda St, Knox Bausman Matthews Plan Pts 139-142 Inc Lot 23.5x100 In All Jucunda
 Partial Claim.....\$8,570.71

92. 412 Arabella Family Trust - 1300033a00301 00. 412 Arabella St, Knoxville Land Imp Co Plan 176 Lot 30xavg116.32x22.86 Rr Arabella St 2 1/2 Sty Brk Hse 412
 Partial Claim.....\$20,672.65

93. Est Of James H Hanbury - 1300033a00340 00. 415 Moore Ave, Park Lots Plan 212 Lot 23.28x111.22x34 Rr Moore 2 1/2 Sty Brk Hse 415
 Partial Claim.....\$27,618.84

94. Nix Robert H & Nix Helen D Maedinger George C Jr - 1300033b00232 00. 402 Arabella St, Park Plan 181 Lot 30x116.32x22.86 Rr Arabella St 2 1/2 Sty Brk Hse 402
 Partial Claim.....\$2,329.29

95. Est Of William E Stiefvater - 1300033e00214 00. 424 Suncrest St, Knoxville Lamd Imp Co Plan 322 Lot 25x110 Suncrest St 2 1/2 Sty Brk Hse 424 1 Car C B Garage
 Partial Claim.....\$17,032.35

96. R & T Investments LLC - 1300033e00297 00. 410 Alice St, Knoxville Plan 313 Lot 25x110 Alice St 2 Sty Brk & Shgl Hse 410
 Partial Claim.....\$2,388.90

97. Johnson Renee Etta - 1300033e00305 00. 426 Alice St, Knoxville Land Imp Co Plan 305 Lot 25x100 Alice St 2 Sty Brk & Alum Hse #426
 Partial Claim.....\$4,876.05

Thirty First Ward

98. Blotzer Marcella & Blotzer William - 1310135d00020 00. Calera St, 107 Lot 48.49xavg78 Calera St
 Partial Claim.....\$23,700.72

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:

Cyprowski, Rosemarie, deceased, of Green Tree, PA. No. 04253 of 2022. Diane C. Salicce, Extrx., 245 Silver Oak Drive, Pittsburgh, PA 15220 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
 22-03372 Aug 4, 11, 18, 2022

Lazenga, Mary Jane, deceased, of Baldwin Borough, PA. No. 04968 of 2022. Thomas C. Lazenga, Admr., 204 Lilly Lane, Canonsburg, PA 15317 or to James F. Nowak, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.
 22-01286w Aug 4, 11, 18, 2022

Levy, Jonathan George, deceased, of Upper St. Clair Township, PA. No. 04872 of 2022. Philip E. Levy, Extrx., 428 Caddberry Court, Pittsburgh, PA 15241 or to Raymond C. Vogliano, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.
 22-03371 Aug 4, 11, 18, 2022

Palombo, Ellen M., deceased, of North Versailles, PA. No. 03790 of 2022. Timothy R. Malone, Extrx., 54 Rustic Ridge Drive, Pittsburgh, PA 15239 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
 22-03375 Aug 4, 11, 18, 2022

Ubinger, Annamae, deceased, of McCandless, PA. No. 04245 of 2022. Annette M. Zervins, Extrx., 110 Berwick Drive, Pittsburgh, PA 15215 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
 22-03373 Aug 4, 11, 18, 2022

Vento, Joanna F. a/k/a Joanna Frances Vento, deceased, of Pittsburgh, PA. No. 04852 of 2022. William J. Cannata, Extrx., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
 22-03376 Aug 4, 11, 18, 2022

Wilhelm, Bonnie S., deceased, of Emsworth Borough, PA. No. 02681 of 2022. Evonne L. McCausland, Admr., c/o James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.
 22-03374 Aug 4, 11, 18, 2022

Damico, Michael a/k/a Michael J. Damico a/k/a Michael John Damico, deceased, of Pittsburgh, PA. No. 04653 of 2022. John K. Damico, Extrx., c/o Kim Orlando, Esq., Minto Law Group, LLC, 811 Camp Horne Road, Suite 320, Pittsburgh, PA 15237.
 22-01250w Jul 28; Aug 4, 11, 2022

Diskevich, Thomas D., deceased, of Pittsburgh, PA. No. 05700 of 2021. Linda M. Lees, Admr., 10808 Cullum Street, Conneaut Lake, PA 16316 or to Matthew A. Fiscus, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.
 22-03194 Jul 28; Aug 4, 11, 2022

Donley, David, deceased, of Pittsburgh, PA. No. 01134 of 2022. Bailey Donley, Admr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.
 22-03196 Jul 28; Aug 4, 11, 2022

Drewery, Benjamin Lawrence a/k/a Benjamin L. Drewery, deceased, of Pittsburgh, PA. No. 01651 of 2017. Theodore A. Drewery, Admr., 3500 Middletown Road, Pittsburgh, PA 15204 or to Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Suite 204, Pittsburgh, PA 15234.
 22-03201 Jul 28; Aug 4, 11, 2022

Ellis, Sandra E. a/k/a Sandra Eloise Ellis a/k/a Sandy Ellis, deceased, of Pittsburgh, PA. No. 04723 of 2022. Jeffrey A. Ellis, Extrx., c/o Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.
 22-01244w Jul 28; Aug 4, 11, 2022

Georges, Kimberly a/k/a Kimberly Jo Georges, deceased, of Dravosburg, PA. No. 02413 of 2022. Augustus T. Georges, III, Admr., 24 Park Ave., Dravosburg, PA 15034 or to Paul G. Kay, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234.
 22-01246w Jul 28; Aug 4, 11, 2022

Hamler, Dennis John, deceased, of Collier Twp., PA. No. 04597 of 2022. Bonnie Walenchok, Admr., 349 Dale Road, Bethel Park, PA 15102 or to Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Suite 204, Pittsburgh, PA 15234.
 22-03202 Jul 28; Aug 4, 11, 2022

Hicks, Dianna P., deceased, of Pittsburgh, PA. No. 04784 of 2022. Sheila V. Byrd, Extrx., c/o Kim Orlando, Esq., Minto Law Group, LLC, 811 Camp Horne Road, Suite 320, Pittsburgh, PA 15237.
 22-01251w Jul 28; Aug 4, 11, 2022

Linaberger, James T., deceased, of Sewickley Borough, PA. No. 04051 of 2022. Anne Linaberger, Extrx., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.
 22-03200 Jul 28; Aug 4, 11, 2022

Lucas, Joy A., deceased, of Turtle Creek, PA. No. 04620 of 2022. Kimberly Ann Connelly, Extrx., 314 George Street, Turtle Creek, PA 15145 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
 22-03199 Jul 28; Aug 4, 11, 2022

Melzer, Eleanor R., deceased, of Bethel Park, PA. No. 03816 of 2022. Andrew C. Melzer, Co-Extrx. and Roberta L. Patton, Co-Extrx., c/o Colin Adair Morgan, CELA, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
 22-03193 Jul 28; Aug 4, 11, 2022

Moore, Roberta Jane, deceased, of Penn Hills, PA. No. 07433 of 2021. David E. Mulock, Extrx., P.O. Box 86, Murrysville, PA 15668.
 22-01252w Jul 28; Aug 4, 11, 2022

Platt, Richard H., deceased, of Wilkins Twp., PA. No. 05203 of 2021. Amy R. Gesso, Extrx., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.
 22-03197 Jul 28; Aug 4, 11, 2022

Singleton, Jack H. a/k/a Jack Howard Singleton, deceased, of Monroeville, PA. No. 04540 of 2022. Margaret A. Singleton, Extrx., 40438 N. Glendale Avenue, Beach Park, IL 60099 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.
 22-03198 Jul 28; Aug 4, 11, 2022

Stasenکو, Jr., Stephen A. a/k/a Stephen Anthony Stasenکو, Jr. a/k/a Stephen Stasenکو a/k/a Stephen A. Stasenکو, deceased, of Bethel Park, PA. No. 4269 of 2022. Victoria C. Stasenکو, Admrx., 5021 Hartlin Drive, Bethel Park, PA 15102 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Ave., Pittsburgh, PA 15217.

22-03195 Jul 28; Aug 4, 11, 2022

Sukys, Mildred Marie, deceased, of Pittsburgh, PA. No. 04722 of 2022. Janet Petrauskas, Extr., 1010 Arch Avenue, Pittsburgh, PA 15234 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

22-01245w Jul 28; Aug 4, 11, 2022

Waldo, Helen D., deceased, of Pittsburgh, PA. No. 04313 of 2022. Donna Papuga, Extr., 1817 Montpelier Avenue, Pittsburgh, PA 15216 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

22-03192 Jul 28; Aug 4, 11, 2022

Barrett, Frank William a/k/a Frank Barrett, deceased, of Pittsburgh, PA. No. 04460 of 2022. Catherine Zandier, Extr., 1214 Cloverfield Drive, Pittsburgh, PA 15227 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, Box 130, Bradford Woods, PA 15015.

22-03078 Jul 21, 28; Aug 4, 2022

Beckett, Mary Jo, deceased, of Oakmont, PA. No. 04592 of 2022. Michael Beckett, Extr., 315 Pennsylvania Avenue, Oakmont, PA 15139 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

22-01201w Jul 21, 28; Aug 4, 2022

Clark, Robin B., deceased, of Pittsburgh, PA. No. 04473 of 2022. Rebecca A. Cavanaugh, Admrx., 1335 Lowie St., Pittsburgh, PA 15212 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.

22-03076 Jul 21, 28; Aug 4, 2022

Dressel, Audrey A. a/k/a Audrey Dressel, deceased, of Homestead, PA. No. 04405 of 2022. Markus N. Dressel, Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.

22-03091 Jul 21, 28; Aug 4, 2022

Gallagher, Patricia Ann, deceased, of McCandless, PA. No. 04416 of 2022. Philip M. Gallagher, Extr., 186 Sunset Road, Pittsburgh, PA 15237.

22-03081 Jul 21, 28; Aug 4, 2022

Gault, William W. a/k/a William Gault, deceased, of Pittsburgh, PA. No. 3782 of 2022. Andrew Martin Gault, Adm. c.t.a., 325 Clover Street, Pittsburgh, PA 15210 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

22-03090 Jul 21, 28; Aug 4, 2022

Goldbronn, Sr., Samuel E., deceased, of Pittsburgh, PA. No. 4309 of 2022. Angela N. O'Donnell, Admrx. c.t.a., 135 Ingram Ave., Apt. 103, Pittsburgh, PA 15205 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.

22-01198w Jul 21, 28; Aug 4, 2022

Littell, Jr., Harry Edward a/k/a H. Edward Littell, Jr. a/k/a Ed Littell, deceased, of Richland Twp., PA. No. 4645 of 2022. Kirk A. Littell, Extr., 1627 Penn Ave., Apt. 904, Pittsburgh, PA 15222 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.

22-01205w Jul 21, 28; Aug 4, 2022

Lynch, Lucille A., deceased, of Monroeville, PA. No. 03763 of 2022. Michael J. Lynch, Extr., 610 Cooper Road, Monroeville, PA 15146 or to Michael J. DeRiso, Esq., DeRiso DeRiso & Jeffries, 429 Fourth Ave., Suite 2100, Pittsburgh, PA 15219.

22-03080 Jul 21, 28; Aug 4, 2022

Monaco, Michael, deceased, of Richland Township, PA. No. 04502 of 2022. Ashley Monaco, Extr., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

22-03089 Jul 21, 28; Aug 4, 2022

O'Malley, Eileen, deceased, of Ross Township, PA. No. 3659 of 2022. Patricia C. Bowen, Extr., 186 Orchard Avenue, Emsworth, PA 15202.

22-01207w Jul 21, 28; Aug 4, 2022

Offenbach, M. J. a/k/a Melvin Jack Offenbach a/k/a M. Jack Offenbach a/k/a Jack Offenbach, deceased, of Pittsburgh, PA. No. 03317 of 2021. Margaret H. Offenbach, Co-Extr., Scott Offenbach, Co-Extr., Gregg Offenbach, Co-Extr. and Todd Offenbach, Co-Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

22-03068 Jul 21, 28; Aug 4, 2022

Pigozzi, Reges M. a/k/a Rege M. Pigozzi, deceased, of West Mifflin, PA. No. 4378 of 2022. Kellie L. David, Co-Extr., 4137 Lebanon Church Road, West Mifflin, PA 15122 and Jamie A. Hawthorne, Co-Extr., 511 Payne Hill Road, Apt. 237, Jefferson Hills, PA 15025 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.

22-01206w Jul 21, 28; Aug 4, 2022

Pollice, Martha, deceased, of Pittsburgh, PA. No. 4132 of 2022. Agnese M. Pollice, Extr., 476 Thornycroft Avenue, Pittsburgh, PA 15228 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

22-01199w Jul 21, 28; Aug 4, 2022

Smith, Derek, deceased, of Pittsburgh, PA. No. 04209 of 2022. Lisa Edward, Admrx., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

22-01204w Jul 21, 28; Aug 4, 2022

Smith, James Walter a/k/a James W. Smith, deceased, of Pittsburgh, PA. No. 03795 of 2022. Kathleen Smith-Delach, Extr., 607 Edward Lane, Pittsburgh, PA 15205.

22-03086 Jul 21, 28; Aug 4, 2022

Spell, Irene M., deceased, of Pittsburgh, PA. No. 04492 of 2021. Suzann M. Mercurio, Extr., 423 Kittanning Pike, Pittsburgh, PA 15215.

22-03079 Jul 21, 28; Aug 4, 2022

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 November 20, 2020, with respect to a nonprofit corporation, Fox Chapel Parks Conservancy, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

22-01289w Aug 4, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-8690. In re: Petition of Krista Marie Bond, for

change of name to Krista Alexandria Marie Bond. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, September 12, 2022, 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.

22-01288w Aug 4, 2022

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of MONARCH APPLIANCES, with its principal office or place of business at 717 Monongahela Ave., Glassport, PA 15045. The names and addresses of all persons who are parties to the registration are: Adeyinka Adelekan, 717 Monongahela Ave., Glassport, PA 15045.

22-03369 Aug 4, 2022

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of The Mana Confluence, with its principal office or place of business at 3212 Ward St., Apt. 2, Pittsburgh, PA 15213. The names and addresses of all persons who are parties to the registration are: Brian D. Wilson, 3212 Ward St., Apt. 2, Pittsburgh, PA 15213.

22-03370 Aug 4, 2022

Notice

Civil Action Law
Court of Common Pleas
Allegheny County
Number MG-20-000006

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust v.

Roseann Fabbio, in her capacity as heir of Gerald J. Fabbio a/k/a Gerald Fabbio, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Virginia Zapata a/k/a Virginia A. Zapata, Deceased Heir of Gerald J. Fabbio a/k/a Gerald Fabbio, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gerald J. Fabbio a/k/a Gerald Fabbio

Notice Of Sheriff's Sale Of Real Property

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Virginia Zapata a/k/a Virginia A. Zapata, Deceased Heir of Gerald J. Fabbio a/k/a Gerald Fabbio and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gerald J. Fabbio a/k/a Gerald Fabbio

Your house (real estate) at 2227 Broadway Avenue, Pittsburgh, Pennsylvania 15216 is scheduled to be sold at Sheriff's Sale on October 3, 2022 at 9 :00 a.m. at Allegheny: will be sold at a public on-line auction conducted by Microsoft Teams, <http://www.sheriffalleghenycounty.com/virtualsheriffsale.html>, to enforce the court judgment of \$70,335.67 obtained by U.S. Bank Trust National Association, not in its

individual capacity, but solely as Trustee of LSF9 Master Participation Trust against the above premises.

Notice Of Owner's Rights

You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

You May Still Be Able To Save Your Property

And You Have Other Rights

Even If The Sheriff's Sale Does Take Place

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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
Association De Licenciados
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
(412) 261-5555

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff, 123 S. Broad St., Ste.
1400, Phila., PA 19109, 215-790-1010
22-03364 Aug 4, 2022

Trust Notice Pursuant to 20 Pa.C.S. § 7755(c)

O'Brien, Jr., Charles M., deceased, of Pittsburgh, PA, settlor of Second Amendment and Restatement of Revocable Trust Agreement of Charles M. O'Brien, Jr. dated September 4, 2003, Smithfield Trust Company and Barbara A. McGinley, Trustees, c/o Samuel K. Adams, 20 Stanwix Street, Suite 650, Pittsburgh, PA 15222.

22-03367 Aug 4, 11, 18, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No: GD-22-002502

Penn Pioneer Enterprises LLC, Plaintiff,
vs.
Isabel B. Gerenyi, Defendant.

Notice Of Service By Publication
Notice Is Given To Isabel B. Gerenyi And To Her Potential Unkown Heirs.

1. Plaintiff is Penn Pioneer Enterprises LLC. Defendant is Isabel B. Gerenyi.

2. Plaintiff filed a Complaint in Partition as to 1027 Lancaster Avenue, Pittsburgh, PA 15218 requesting:

a. Absent a default or admission by Defendant, that the Court conduct a hearing to determine the right of Plaintiff to partition of the property as required by Pa. R.C.P. 1557.

b. Pursuant to Pa.R.C.P. 1567, that the Court grant a private sale of Defendant's undivided one-half interest to Plaintiff in consideration of the satisfaction of Plaintiff's Judgment. Plaintiff submits that no "owelty" is required in this instance.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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
Allegheny County Bar Association
400 Koppers Building

436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Email: LRS@acba.org
www.getapittsburghlawyer.com
22-03379 Aug 4, 2022

Notice of Trust Administration

Estate of Bernice Passaretti, Deceased of Scott Township
Janette Moore, Trustee
c/o Leslie A. Dutchcot, Esquire
Dentons Cohen & Grigsby P.C. Attorneys
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152
or to
Leslie A. Dutchcot, Esquire
Dentons Cohen & Grigsby P.C. Attorneys
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152
22-03082 Jul 21, 28; Aug 4, 2022

Revocable Trust Notice

On July 3, 2014, Joann H. Ford, surviving settlor of the Joann H. Ford Revocable Agreement of Trust, dated February 22, 2005 died. The Trustee, pursuant to 20 Pa.C.S. §7755(c), requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to Sandra L. Clark, Successor Trustee, 1121 Muldowney Ave., Pittsburgh, PA 15207, or Rebecca A. Auld, Esquire, Auld Brothers Law Group, LLC, 5349 William Flynn Highway, Gibsonia, PA 15044.
22-03092 Jul 21, 28; Aug 4, 2022

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County

Civil Action-Law
Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff(s)
v.
Janel Benson solely in his capacity as known heir of Phyllis T. Smith, now deceased
Unknown Heirs of the Estate of a/k/a Phyllis T. Smith, now deceased, Defendant(s)
Civil Action Number: GD 22-005224
TO: Unknown Heirs of the Estate of a/k/a Phyllis T. Smith, now deceased
You have been sued in mortgage foreclosure on premises: 586 Kenilworth Drive, Pittsburgh, PA 15228 based on defaults since November 11, 2021. You owe \$162115.26 plus interest.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may

lose money or property or other rights important to you.

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

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Stern & Eisenberg, PC, 1581 Main St., Ste. 200, The Shops At Valley Square, Warrington, PA 18976, (215) 572-8111, Facsimile: (215) 572-5025, (Counsel For Plaintiff)

22-03363 Aug 4, 2022

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: Landyn Randall a/k/a Landryn Blake Randall,
D.O.B. 2/25/16, Place of Birth: Pittsburgh, Allegheny County, Pennsylvania
Male Child Of: Unknown Father
NO: 63-22-0198

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, Erika Jenkins a/k/a Erika Leigh Jenkins a/k/a Erika L. Jenkins a/k/a Erica Jenkins and any unknown father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 4 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 31st, 2022, at 9:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You 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 Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, Suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Aline Evans, Caseworker
Washington County Children & Youth Social Service Agency
95 West Beau Street
Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

22-03145 Aug 4, 2022

Voluntary Dissolution Business Corporation

Elly Heller-Toig, Esq., Marcus & Shapira LLP, One Oxford Ctr., 301 Grant St., 35th Fl., Pittsburgh, PA 15219. Notice is hereby given by Philip Pelusi PhytoLink 4.0, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

22-03368 Aug 4, 11, 2022

CIVIL DIVISION

General Docket

(Continued from Page 2, Column 4)

Castle Shannon Borough vs Cerro Louis G, Cerro Janine L; GD-22-009052; Municipal Lien; Municipal Lien; 2558.12; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Chen Yan Hong; GD-22-009053; Municipal Lien; Certificate of Location; 1182.18; Atty(s): McCabe Michael G.

Mathews Sr. Kenneth vs Delgado Jr. Scott; GD-22-009054; Motor Vehicle Accident; Complaint; Atty(s): Ogg Gary J.

Benjamin Marcus Homes LLC vs Moses Mark E., Mark Moses Electrical Services Inc.; GD-22-009055; Contract - Other; Praecepte for Writ of Summons; Atty(s): Maier Daniel M.

Castle Shannon Borough vs Chiocca Gregory J, Chiocca Sandra D; GD-22-009056; Municipal Lien; Certificate of Location; 1870.16; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Choudhry Dianne Patricia; GD-22-009057; Municipal Lien; Municipal Lien; 2361.09; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Christine-Lynne Brookline LLC; GD-22-009058; Municipal Lien; Municipal Lien; 1119.99; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Cofini Vincent M, Cofini Mary L; GD-22-009059; Municipal Lien; Municipal Lien; 948.47; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Daube Donald G., Daube Jennifer M; GD-22-009060; Municipal Lien; Municipal Lien; 1713.86; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Daube Frank L.; GD-22-009061; Municipal Lien; Municipal Lien; 2663.67; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Daube Frank L.; GD-22-009062; Municipal Lien; Municipal Lien; 1137.78; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Demack Enterprises LLC; GD-22-009063; Municipal Lien; Certificate of Location; 1212.67; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Derringer Christine M.; GD-22-009064; Municipal Lien; Municipal Lien; 821.71; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Dudukovich Brian D; GD-22-009065; Municipal Lien; Municipal Lien; 1233.05; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Dudukovich Brian D; GD-22-009066; Municipal Lien; Certificate of Location; 1937.55; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Dunn Craig A., Dunn Katherine L.; GD-22-009067; Municipal Lien; Municipal Lien; 1154.45; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Elliott Adam S., Elliott Samantha; GD-22-009068; Municipal Lien; Municipal Lien; 889.27; Atty(s): McCabe Michael G.

Castle Shannon Borough vs Falcone Jr. Salvatore, Falcone Laurie J; GD-22-009069; Municipal Lien; Municipal Lien; 1614.75; Atty(s): McCabe Michael G.

(Continued on Page 10, Column 1)

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

See ACBA.org/OfficerAssignments for details.