

Summary Appeals Branch

Judge Paul F. Luty Jr.
City-County Building
Room 821

Wednesday
July 28, 2021

Hearings

SA-0001042-20; Comm. of PA vs Joshua David Ayers; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001043-20; Comm. of PA vs Joshua David Ayers; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001205-20; Comm. of PA vs Lance Joseph Bruno; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000909-20; Comm. of PA vs Bruce Burks; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000754-20; Comm. of PA vs Bradley John Caldwell; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000118-21; Comm. of PA vs Richard J. Chambers; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000117-21; Comm. of PA vs Lloyd Bunny Glen Cleveland; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000116-21; Comm. of PA vs William Babay Cleveland; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001012-20; Comm. of PA vs Monairah Tanai Epperson; P-atty: **Criminal Division Allegheny County District Attorney’s Office;** D-atty: **Albert Green Reese Jr.**

SA-0001307-20; Comm. of PA vs Ralph Freker; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000272-21; Comm. of PA vs Ronald Dewayn George Jr.; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001360-20; Comm. of PA vs Jeffrey M. Howard; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000124-21; Comm. of PA vs Alisha Davonne Johnson; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001296-20; Comm. of PA vs Donte Angelo Jones; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000125-21; Comm. of PA vs Latasha Nicole Jones; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000126-21; Comm. of PA vs Latasha Nicole Jones; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000524-20; Comm. of PA vs Adam Joshua Lesseski; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001067-20; Comm. of PA vs Adam Joshua Lesseski; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000011-20; Comm. of PA vs Russell Lee Little; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000691-20; Comm. of PA vs AnToni Mercado-Mezquita; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001504-20; Comm. of PA vs William Brad Owens; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000242-21; Comm. of PA vs Jhonath Ramos Fernandez; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000120-21; Comm. of PA vs Dawneesha Tonay Spears; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0001369-20; Comm. of PA vs Daniel Stepinsky; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0000612-20; Comm. of PA vs Mohammed Khalid Sultan; P-atty: **Criminal Division Allegheny County District Attorney’s Office**

SA-0002091-18; Comm. of PA vs Michael A. Wilkes; P-atty: **Criminal Division Allegheny County District Attorney’s Office;** D-atty: **Albert Green Reese Jr.**

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, August 2, 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 neAxt regular Sheriffs Sale; provided, that if the sale is made on MONDAY, AUGUST 2, 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, AUGUST 3, 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, AUGUST 9, 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 Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said

property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §2729 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.”

Avalon

58. John R. Vetterly, Jr. and Karen Marie Miller f/k/a Karen Marie Vetterly
MG-20-000425—\$79,724.70
Christine L. Graham, Esq.
McCabe, Weisberg & Conway
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 443 N. School Street, Pittsburgh, Pennsylvania 15202. Deed Book Volume 16667, Page 242, Block & Lot No. 0214-S-00187-0000-00.

Bethel Park

10. Michael E. Donati and Donna W. Donati
GD-21-001334—\$108,739.04
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having Thereon erected a dwelling known and numbered as: 6147 Mountain Avenue, Bethel Park, PA 15102. Deed Book 17596, Page 347, Block/Lot 774-S-40. Being approximately 191.00 x 101.02.

21. Ivy Reynolds
GD-20-003078—\$5,947.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant land known as Elm Street, Bethel Park, PA 15102. Deed Book Volume 13277, Page 430. Block & Lot No. 567-G-226.

24. James R. Gillece, Jr. and Maureen A. Gillece
GD-20-012177—\$2,543.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story commercial auto service building being known as 6060 Library Road, Bethel Park, PA 15102. Deed Book Volume 8153, Page 159. Block & Lot No. 772-J-115.

Blawnox

42. David W. Carr and Craig A. Carr
GD-17-012634—\$10,719.23
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a dwelling being known and numbered as 209 Summit Drive, Pittsburgh, PA 15238. Deed Book 13546, Page 332. Block and Lot Number 292-J-271.

60. Theresa Schultz, With Notice to Heirs & Assigns
GD-20-000175—\$3,801.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a two story frame house being known as 721 Spruce Street, Pittsburgh, PA 15238. Deed Book Volume 4484, Page 92. Block & Lot No. 292-P-136.

Braddock Hills

22. Anton J. Bravar and Carla J. Bravar
GD-21-001343—\$3,776.03
Christopher C. Malloy, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Parcel #1: Being thereon vacant land known as Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 8172, Page 116. Block & Lot No. 235-S-162.

Parcel #2: Being thereon vacant land known as Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 8178, Page 70. Block & Lot No. 235-S-164.

Parcel #3: Being thereon vacant land known as Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 8172, Page 116. Block & Lot No. 235-S-166.

Bridgeville

17. Linda C. Dallas
GD-14-012444—\$3,936.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1364 Terrace Street, Bridgeville, PA 15017. Deed Book Volume 5976, Page 753, Block & Lot 254-E-338.

Churchill

35. Delores Rue, solely in her Capacity as Heir to the Estate of Roy Rue, deceased, Freddie R. Rue, solely in his Capacity as Heir to the Estate of Roy Rue, and Any and All Known and Unknown Heir(s), Administrator(s), Executor(s) and Devisee(s) of the Estate of Roy Rue, Deceased
GD-20-010702—\$137,610.19
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2431 Greensburg Pike, Pittsburgh, PA 15221. Deed Book Volume 10518, Page 189, Instrument No. 1999-052510. Block and Lot Number 298-G-64.

City of Clairton

1. Brian D. Wiernicki
MG-21-000018—\$62,453.17
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 605 N. 6th Street, Clairton, PA 15025. Deed Book Volume 12048, Page 337. Block and Lot 0764-B-00142-0000-00.

36. Patricia Pasquale a/k/a Patricia A. Diaz
MG-15-001723—\$89,829.71
DWaldmanlaw, P.C.
844-899-4162

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 427 North 4th Street, Clairton, PA 15025. Deed Book Volume 11402, Page 547. Block and Lot Number 764-C-84.

50. All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Elenor J. Behary, deceased, and Carol Behary, solely in her capacity as known heir to the Estate of Elenor J. Behary, deceased
GD-20-009757—\$41,877.11
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Second Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 948 Jefferson Drive, Clairton, PA 15025. Deed Book Volume 12708, Page 354, Instrument No. 2005-44309. Block and Lot Number 879-P-161.

Edgewood

27. Nisher Diane Johnson a/k/a Nisher D. Johnson
GD-06-012285—\$321,557.13
Lauren R. Tabas, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 221 Elm St., Pittsburgh, PA 15218. Deed Book Volume 12127, Page 351. Block and Lot Number 0234-A-00178.

Elizabeth Township

25. Lolita Garcia
MG-16-001233—\$231,266.17
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 620 Scenery Drive, Elizabeth, PA 15037. Deed Book Volume 10975, Page 120, Block and Lot 1130-L-00306-0000-00.

Forward

52. Kasko Enterprises, Inc.
GD-20-000163—\$84,766.58
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Parcel One: Having erected thereon a commercial/aux building being known and numbered as Marine One, Monongahela, PA 15063. Deed Book 10167, Page 461. Block and Lot Number 2276-S-155;

Parcel Two: Being all that vacant, commercial land known as Bunola River Road, Monongahela, PA 15063. Deed Book Volume 10167, Page 461. Block and Lot Number 2276-M-327;

Parcel Three: Being all that vacant, commercial land known as Bunola River Road, Monongahela, PA 15063. Deed Book Volume 10167, Page 461; Block and Lot Number 2276-M-357;

Parcel Five: Being all that vacant, commercial land known as Bunola River Road, Monongahela, PA 15063. Deed Book Volume 10354, Page 110. Block and Lot Number 2276-M-311.

Hampton

13. James R. Gillece and Maureen A. Gillece
GD-21-001498—\$3,714.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story commercial garage being known as 4631 Route 8, Allison Park, PA 15101. Deed Book Volume 11039, Page 195. Block & Lot No. 1077-N-68.

Heidelberg

16. Katherine V. Walnoha a/k/a Virginia Walnoha, With Notice to Heirs and Assigns
GD-18-016466—\$4,107.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a two story frame house being known as 1620 Walnut Street, Rear, Carnegie, PA 15106. Deed Book Volume 4578, Page 589. Block & Lot No. 101-C-235.

City of McKeesport

32. Frank Gregory and Marjorie A. Gregory
GD-19-014905—\$4,276.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Parcel #1: Having erected thereon a one story commercial cement building known as 2703 Grover Avenue, McKeesport, PA 15132. Deed Book Volume 14090, Page 471. Block & Lot No. 381-E-384.

Parcel #2: Being thereon vacant commercial land known as Grover Avenue, McKeesport, PA 15132. Deed Book Volume 14090, Page 471. Block & Lot No. 381-E-377.

Monroeville

61. Norma Jean McCullough
GD-10-005197—\$30,434.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story brick residence being known as 451 Blackberry Drive, Monroeville, PA 15146. Deed Book Volume 17121, Page 392. Block & Lot No. 854-P-32.

Moon

56. Michael Schmidt, in his Capacity as Heir of Sandra L. Becker, deceased, Jeffrey Schmidt, in his Capacity as Heir of Sandra L. Becker, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sandra L. Becker, Deceased
GD-19-002558—\$141,853.12
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 1314 George Street, Coraopolis, PA 15108. Deed Book Volume 11158, Page 513, Block and Lot 0418-M-00381-0000-00.

Mt. Lebanon

5. First Generation Realty Group, LLC
GD-20-010266—\$258,177.28
Robert J. Murtaugh, Esq.
Chartwell Law
610-666-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mount Lebanon: Having erected thereon, a dwelling being known and numbered as 301 Martin Avenue, Pittsburgh, PA 15216. Deed Book 17371, Page 144. Block and Lot Number 98-K-240.

North Fayette

31. Derrick L. Carson and Amy Carson
GD-20-008577—\$146,349.26
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Having erected thereon a dwelling being known and numbered as 204 Walden Way, Imperial, PA 15126. Deed Book Volume 15298, Page 40, Instrument No. 2013-114709. Block and Lot Number 691-R-4.

North Versailles

11. Lila N. Wilson
MG-19-000351—\$89,312.09
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 333 James Avenue, North Versailles, PA 15137 a/k/a 333 James Street, North Versailles, PA 15137. Deed Book Volume 11853, Page 169. Block and Lot Number 548-B-71.

41. Gale Phay Saula and Stephen Eugene Zilko
GD-20-008729—\$43,322.75
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1009 Edward Street, North Versailles, PA 15137. Deed Book 9763, Page 129. Block and Lot Number 547-L-138.

O'Hara

59. Eustace O. Uku, Yale Development & Contracting, Inc. and Exico, Inc.
GD-12-007435—\$380,699.65
Joshua A. Lyons, Esq.
412-232-0334

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: All the right, title, interest and claim of Eustace O. Uku, Yale Development & Contracting, Inc. and Exico, Inc., of, in and to the following described property:
All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara:
Having erected thereon a two-story brick dwelling and garage known as 214 Farmington Road, Pittsburgh, PA 15215. Deed Book 13,234, Page 3725. Block and Lot Number 224-R-70.

Penn Hills

2. Thompson Realty, LLC
GD-20-004451—\$14,134.57
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 634 Veronica Drive, Pittsburgh, PA 15235. Deed Book 16415, Page 426. Block and Lot Number 369-R-267.

4. Diana C. Madden
GD-19-017912—\$14,477.59
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 141 Dashwood Road, Pittsburgh, PA 15235. Deed Book 7377, Page 393. Block and Lot Number 230-S-324.

45. The Unknown Heirs of Judith E. Dimola, Deceased
GD-20-002552—\$30,001.13
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 218 Long Road, Pittsburgh, PA 15235. Deed Book 3234, Page 145. Block and Lot Number 368-S-35.

46. Eustace O. Uku and the United States of America
GD-19-015792—\$20,014.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one story brick dwelling with integral garage being known and numbered as 8260 Chaske Street, Verona, PA 15147. Deed Book 6628, Page 274. Block and Lot Number 294-N-185.

47. Jerome A. Thompson
GD-21-000625—\$10,828.08
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 8156 Lincoln Road, Verona, PA 15147. Deed Book 9638, Page 257. Block and Lot Number 229-M-246.

Port Vue

40. Steven Dobrick
GD-19-007515—\$49,668.86
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 809 Burbridge Street, McKeesport, Pennsylvania 15133. Deed Book Volume 14573, Page 381, Block & Lot No. 0465-J-00104-0000-00.

Ross

30. DKRK, LP
GD-21-001142—\$685,810.50
JSDC Law Offices
717-533-3280
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial office/retail building being known and numbered as 7703 Perry Highway, Pittsburgh, Pennsylvania 15237. Deed Book Volume 13002, Page 246. Block and Lot Number 0516-D-00004-0000-00.

Scott

15. Unknown Heirs and Assigns of James D. Flood
GD-21-001121—\$11,277.65
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Being thereon vacant land known as Lindsay Road, Carnegie, PA 15106. Deed Book Volume 6149, Page 271, Block & Lot 100-K-83.

Sewickley

12. Dennis P. Pattyn
GD-21-003633—\$63,586.49
Christopher C. Malloy, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Parcel #1: Being thereon vacant land known as Orchard Terrace, Sewickley, PA 15143. Deed Book Volume 18276, Page 239. Block & Lot No. 421-C-394.
Parcel #2: Being thereon vacant land known as Orchard Terrace, Sewickley, PA 15143. Deed Book Volume 7453, Page 146. Block & Lot No. 421-C-392.
Parcel #3: Being thereon vacant land known as Hopkins Street, Sewickley, PA 15143. Deed Book Volume 7453, Page 146. Block & Lot No. 508-R-98.

Shaler

34. Alan D. Wobb and Cynthia D. Wobb
MG-19-000954—\$109,189.10
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 307 Schwartz Ave., Pittsburgh, PA 15209. Deed Book Volume 11148, Page 521. Block and Lot 0166-L-00072-0000-00.
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a Res Aux building being known and numbered as 307 Schwartz Ave., Pittsburgh, PA 15209. Deed Book Volume 11148, Page 521. Block and Lot 0166-1-00074-0000-00.

Springdale Township

33. JoAnn L. Wyatt
MG-18-000294—\$89,405.39
LOGS Legal Group LLP
610-278-6800
In the Commonwealth of Pennsylvania, County of Allegheny, Springdale Township: Having erected thereon a dwelling being known and numbered as 109 Carson Street, Springdale, PA 15144. Deed Book Volume 12043, Page 178, Block and Lot 0627-C-00074-0000-00.

Stowe

49. Kristin M. Fezar
GD-20-008538—\$75,379.90
Stern & Eisenberg, PC
215-572-8111
In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Stowe: Having erected thereon a dwelling being known and numbered as 500 Marwood Avenue, McKees Rocks, PA 15136. Deed Book Volume 14841, Page 434, Instrument No. 2012-6542. Block and Lot Number 72-G-370.

Upper St. Clair

6. Mark D. Bleier, Darlene A. Bleier, Michael E. Bleier, United States of America- Department of Treasury - Internal Revenue Service
MG-17-000765—\$615,069.94
LOGS Legal Group LLP
610-278-6800
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 1352 High Oak Court, Pittsburgh, PA 15241. Deed Book Volume 3006, Page 18577, Block and Lot 0396-K-00244-0000-00.

14. James R. Gillice, Jr. and Maureen A. Gillice
GD-21-000814—\$15,383.73
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 brick house being known as 2036 Murdstone Road, Pittsburgh, PA 15241. Deed Book Volume 13347, Page 11. Block & Lot No. 395-L-28.

West Deer

28. L. M. Darrah a/k/a Lisa Marie Darrah, Individually & as Administratrix of the Estate of Richard Andrew Darrah, Jr., Deceased
GD-19-016982—\$2,559.90
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a two story frame agricultural farm house being known 71 Norris Lane, Tarentum, PA 15084. Deed Book Volume 11498, Page 10, Block & Lot 2013-D-349.

West Mifflin

9. Corey Sites, Kenny Sites and Charles Sites, Jr., Known Heirs of Charles Sites, Deceased; and the Unknown Heirs of Charles C. Sites, Deceased
MG-19-001164—\$43,950.30
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel No. 1: Having Thereon erected a dwelling known and numbered as:

3117 Garfield Avenue, West Mifflin, PA 15122. Deed Book 14530, Page 452. Block/Lot 181-B-259.
Parcel No. 2: Being a vacant lot of land on Garfield Avenue, adjoining 3117 Garfield Avenue, West Mifflin, PA 15122. Deed Book 14530, Page 452. Block/Lot 181-B-260.

Whitaker

7. John F. Karichko
MG-19-000717—\$45,145.97
LOGS Legal Group LLP
610-278-6800
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 143 Magnolia Street, Homestead, PA 15120. Deed Book Volume 09713, Page 183, Block and Lot 0180-M-00116-0000-00.
20. Don Duda
GD-20-011023—\$3,195.76
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a two story frame house being known as 205 Chalfont Street, Homestead, PA 15120. Deed Book Volume 14247, Page 579, Block & Lot 180-H-161.

23. Robert E. Mizak
GD-19-016403—\$2,380.83
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a two story frame house being known as 250 Frank Street, Homestead, PA 15120. Deed Book Volume 11755, Page 409. Block & Lot No. 180-K-18.

White Oak

54. Adam C. Coccia
GD-20-012733—\$118,919.64
Thomas E. Reilly, Esq.
724-933-3500
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family dwelling being known and numbered as 2207 Fawcett Avenue, McKeesport, PA 15131. Deed Book Volume 15390, Page 242, Block and Lot 551-N-274.

Wilkinsburg

3. USTVREA, LLC
GD-19-008077—\$28,026.98
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 1825 Wright Street, Pittsburgh, PA 15221. Deed Book 14553, Page 8. Block and Lot Number 297-E-107.
43. Charles W. Cottrell, With Notice to Heirs and Assigns
GD-21-000623—\$10,608.08
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 1116 Pearl Street, Pittsburgh, PA 15221. Deed Book 13928, Page 16. Block and Lot Number 232-G-152.

44. The Unknown Heirs of Micah Goodman, Deceased
GD-17-006041—\$52,919.50
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon an apartment building being known and numbered as 1300 Singer Place, Pittsburgh, PA 15221. Deed Book 11198, Page 587. Block and Lot Number 232-J-26.

48. Property Pilots Capital, LLC
GD-20-007645—\$13,208.93
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 1726 Wesley Street, Pittsburgh, PA 15221. Deed Book 16402, Page 409. Block and Lot Number 232-M-232.

53. Regina Brooks Known Heir of Earl O. Brooks, Deceased; Earl A. Brooks, Known Heir of Earl O. Brooks, Deceased, Anthony Boyer, Known Heir of Earl O. Brooks, Deceased; Gerald Brooks, Known Heir of Earl O. Brooks, Deceased; and Jessica Brooks, Known Heir of Earl O. Brooks, Deceased
GD-17-003021—\$33,986.29
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two and½ story brick dwelling being known and numbered as 1445 Elm Street, Pittsburgh, PA 15221. Deed Book 9181, Page 351. Block and Lot Number 232-E-376-1.

Pittsburgh—2nd Ward

18. Fred Richardson
GD-06-001499—\$4,038.32
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh -

Ward 2: Being thereon vacant land known as Arcena Street, Pittsburgh, PA 15219 l/k/a 1835 Arcena Street, Pittsburgh, PA 15219. Deed Book Volume 3399, Page 121, Block & Lot 9-M-73-B.

Pittsburgh—16th Ward

26. Davin Investments, Inc.
GD-15-001800—\$135,259.95
Lauren R. Tabas, Esq.
Brock & Scott, PLLC
844-856-6646
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 16th Ward: Having erected thereon a dwelling being known and numbered as 133 South 22nd Street, Pittsburgh, PA 15203. Deed Book Volume 24723, Page 101. Block and Lot Number 0012-K-00192-0000-00.

Pittsburgh—19th Ward

55. Jenetta E. Cunningham
MG-21-000059—\$93,336.54
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a 2-story dwelling being known and numbered as 1933 Woodward Ave., Pittsburgh, PA 15226. Deed Book 12689, Page 287. Block and Lot Number 62-D-202.

57. Sarah Dehler, as Believed Heir or Administrator of the Estate of Jeffrey Dehler a/k/a Jeffrey M. Dehler; Unknown Heirs and Administrators of the Estate of Jeffrey Dehler a/k/a Jeffrey M. Dehler; Mara Comfort, as Believed Heir or Administrator of the Estate of Jeffrey Dehler a/k/a Jeffrey M. Dehler
MG-19-001320—\$69,440.98
Manley Deas Kochalski LLC
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 901 Gladys Avenue, Pittsburgh, PA 15216. Deed Book Volume 8498, Page 25. Block and Lot Number 16-C-61.

Pittsburgh—26th Ward

29. ANR Properties, LLC
GD-17-014912—\$78,627.67
JSDC Law Offices
717-533-3280
In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a single-family dwelling being known and numbered as 4617 Mount Troy Road Ext, Pittsburgh, Pennsylvania 15214. Deed Book Volume 16292, Page 363. Block and Lot Number 0163-G-00048-0000-00.

Pittsburgh—27th Ward

8. Mary Jane Nock and Richard E. Nock a/k/a Richard Nock
MG-20-000107—\$110,200.98
Lauren R. Tabas, Esq.
Brock & Scott, PLLC
844-856-6646
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a dwelling being known and numbered as 1140 Lapish Rd., Pittsburgh, PA 15212. Deed Book Volume 8656, Page 504. Block and Lot Number 115-A-108.

37. David K. Walker and Sharon A. Walker
MG-17-001671—\$127,377.27
Stern & Eisenberg, PC
215-572-8111
In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1156 Pemberton Street, Pittsburgh, PA 15212. Deed Book Volume 12378, Page 57, Instrument No. 2005-7645. Block and Lot Number 115-N-218.

38. Brian Michael Kuth and Jessica Jean Farmer
MG-21-000051—\$52,772.97
Lauren R. Tabas, Esq.
Brock & Scott, PLLC
844-856-6646
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a dwelling being known and numbered as 3181 Richardson Ave., Pittsburgh, PA 15212. Deed Book Volume 30895, Page 500. Block and Lot Number 0075-S-00061-0000-00.

Pittsburgh—29th Ward

39. Kimberly Jacovino Known Surviving Heir of Darlene J. Peifer, James Peifer Jr. Known Surviving Heir of Darlene J. Peifer, and Unknown Surviving Heirs of Darlene J. Peifer
GD-19-013616—\$83,061.26
Christine L. Graham, Esq.
McCabe, Weisberg & Conway
215-790-1010
In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 235 Merritt Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 15223, Page 572, Block & Lot No. 0138-D-00199-0000-00.

51. George A. Tomassi a/k/a George Anthony Tomassi, in his capacity as Executor of the Estate of Franco Tomassi a/k/a Frank Tomassi, The Tomassi Family 2018 Revocable Living Trust, Unknown

Beneficiaries of the Tomassi Family 2018 Revocable Living Trust, and Unknown Trustee of the Tomassi Family Trust
GD-20-008263—\$65,457.94
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 410 Maytide Street, Pittsburgh, PA 15227. Deed Book Volume 17542, Page 560, Instrument No. 2019-6320. Block and Lot Number 95-R-300.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518
Lawyer Referral Services
412-261-5555
Neighborhood Legal Services
412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:
A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.
If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the *full amount* of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

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

Sheriff's Office, Pittsburgh, PA.
William P. Mullen, Sheriff
Jul 8, 2021
Jul 9, 16, 23, 2021

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:

Clay, Robert A., deceased, of Coraopolis, PA. No. 4099 of 2021. Elisa M. Clay, Extrx., 1021 Forest Green Dr., Coraopolis, PA 15108 or to Robert P. Vincler, Esq., 564 Forbes Ave., Suite 1006, Pittsburgh, PA 15219.
21-02825 Jul 23, 30; Aug 6, 2021

Hameed, Christopher J., deceased, of Pittsburgh, PA. No. 05363 of 2021. Angela Hanks, Admrx., 807 Raybold Drive, New Castle, DE 19720 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.
21-01175w Jul 23, 30; Aug 6, 2021

Hankosky, Dolores J., deceased, of Shaler Township, PA. No. 05278 of 2021. Karyn L. Kwiatkowski, Admrx., c/o John P. Sembrat, Esq., The Sembrat Law Firm, 300 Mt. Lebanon Boulevard, 208C Lebanon Shops, Pittsburgh, PA 15234.
21-02808 Jul 23, 30; Aug 6, 2021

Heape, Carol L., deceased, of Leet Township, PA. No. 5166 of 2021. Cynthia P. Turich, Extrx., 7301 Reynolds Street, Pittsburgh, PA 15208 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Ave., Pittsburgh, PA 15217.
21-02828 Jul 23, 30; Aug 6, 2021

Hohman, James P. a/k/a James Philip Hohman, deceased, of Pittsburgh, PA. No. 04951 of 2021. Laurie Sallows, Extrx., 816 Harden Drive, Pittsburgh, PA 15229 or to Thomas N. Farrell, Esq., Thomas N. Farrell & Associates, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.
21-02827 Jul 23, 30; Aug 6, 2021

Larson, Doris W., deceased, of Versailles Borough, PA. No. 04905 of 2021. William H. Larson, Jr., Admr., 511 Bayne Street, McKeesport, PA 15132 or to Linda C. Plum, Esq., Plum & Plum, 4617 Walnut Street, McKeesport, PA 15132.
21-02807 Jul 23, 30; Aug 6, 2021

Leahy, Kathryn Ann, deceased, of Ross Township, PA. No. 05294 of 2021. Anne Breitenstein, Extrx., 23636 Michigan Avenue, #625, Dearborn, MI 48124 or to Slade R.

Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

21-01168w Jul 23, 30; Aug 6, 2021

Morris, Gene R., deceased, of Pittsburgh, PA. No. 05137 of 2021. Thomas P. Morris, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

21-02829 Jul 23, 30; Aug 6, 2021

O’Friel, George Schell a/k/a George S. O’Friel, deceased, of O’Hara Township, PA. No. 04956 of 2021. Ann O’Friel Campbell, Extrx., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

21-02826 Jul 23, 30; Aug 6, 2021

Palumbo, Margaret C., deceased, of Verona, PA. No. 04879 of 2021. Diane M. Bowman, Extrx., 43 French Road, Curwensville, PA 16833 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

21-02824 Jul 23, 30; Aug 6, 2021

Somers, Lloyd, deceased, of Sewickley Township, PA. No. 03279 of 2021. Mark Wilson, Co-Extr. and Richard Bishop, Co-Extr., 1700 Sturbridge Dr., Sewickley, PA 15143 or to Lynette Costa, Esq., 378 Golden Grove Rd., Baden, PA 15005.

21-02794 Jul 23, 30; Aug 6, 2021

Vento, Mario, deceased, of Pittsburgh, PA. No. 05093 of 2021. Anna Vento-MacGregor, Admrx., 821 Chislett Street, Pittsburgh, PA 15206 or to Matthew A. Fiscus, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.

21-01177w Jul 23, 30; Aug 6, 2021

Wojtasiak, Thomas M., deceased, of McKees Rocks, PA. No. 04859 of 2021. Amy M. Murphy, Extrx., 86 Pius Street, Pittsburgh, PA 15203 or to Stephen A. Chesney, Esq., Amato, Start & Associates, P.C., 601 Broad Street, Sewickley, PA 15143.

21-02823 Jul 23, 30; Aug 6, 2021

Betley, Sue Ellen, deceased, of Pittsburgh, PA. No. 03967 of 2021. Helen Kaufman, Admrx., 539 Braddock Road, Farmington, PA 15437 or to Marvin Leibowitz, Esq., Marvin Leibowitz and Associates, 445 Fort Pitt Boulevard, Suite LL500, Pittsburgh, PA 15219.

21-02722 Jul 16, 23, 30, 2021

Bitler, Edward J. a/k/a Edward J. Bitler, Jr., deceased, of Monroeville, PA. No. 03204 of 2021. Cheryl Murray, Extrx., 2101 Cerca Viejo Way, Austin, TX 78746.

21-02719 Jul 16, 23, 30, 2021

Chang, Mary a/k/a Mary Yae-Sook Chang, deceased, of Harmar, PA. No. 04742 of 2021. Joseph Chang, Admr., 129 Shadow Ridge Drive, Harmar, PA 15238 or to Frederick A. Sproull, Esq., Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. LL500, Pittsburgh, PA 15219.

21-02724 Jul 16, 23, 30, 2021

Cloud, Robert W., deceased, of Plum Borough, PA. No. 04987 of 2021. Diane E. Cloud, Extrx., 2121 Duquesne Avenue, McKeesport, PA 15132 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

21-02726 Jul 16, 23, 30, 2021

Drost, Sally Ann, deceased, of Coraopolis, PA. No. 04825 of 2021. Scharlene Zeneski, Admrx., 118 Bruce Street, McKees Rocks, PA 15136.

21-02723 Jul 16, 23, 30, 2021

Elizer, Margaret, deceased, of Pittsburgh, PA. No. 03135 of 2021. Ryan Wallace, Extr., 107 Vista Ridge Lane, Valencia, PA 16059 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburg, PA 15222.

21-02716 Jul 16, 23, 30, 2021

Gardlock, Frances, deceased, of Verona, PA. No. 03917 of 2021. Randall J. Pearch, Admr., 8239 Lincoln Road, Verona, PA 15147 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

21-02718 Jul 16, 23, 30, 2021

Graham, Michael D. a/k/a Michael Duane Graham, deceased, of North Fayette Township, PA. No. 04984 of 2021. Ronald L. Graham, Extr., 111 Hilderbrand Road, Chicora, PA 16025 or to Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301.

21-02717 Jul 16, 23, 30, 2021

Hughes, Sr., Dewayne Eugene a/k/a Dewayne E. Hughes, deceased, of Findlay Township, PA. No. 03255 of 2021. Dewayne E. Hughes, Jr., Admr., c/o Michael W. Nalli, Esq., Michael W. Nalli, PC, 150 Pleasant Dr., Ste. 101, Aliquippa, PA 15001.

21-02729 Jul 16, 23, 30, 2021

Ladner, Edward P., deceased, of Pittsburgh (Baldwin Boro), PA. No. 05205 of 2021. Joyce D. Ladner, Admrx., 3641 Willett Road, Pittsburgh, PA 15227 or to Mark B. Peduto, Esq., Calaiaro Valencik, 938 Penn Avenue, Suite 501, Pittsburgh, PA 15222-3708.

21-01125w Jul 16, 23, 30, 2021

Matthews, Nancy L., deceased, of Pittsburgh, PA. No. 03904 of 2021. Douglas A. Matthews, Extr., 2424 Old Greensburg Rd., New Kensington, PA 15068 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.

21-02736 Jul 16, 23, 30, 2021

Nard, Linda C., deceased, of Pittsburgh, PA. No. 04576 of 2019. Mark Nard, Extr., 1206 Pemberton Street, Pittsburgh, PA 15212 or to Matthew R. Doebler, Esq., Pribanic &

Pribanic, 1735 Lincoln Way, White Oak, PA 15131.

21-02730 Jul 16, 23, 30, 2021

Parsons, Frank, deceased, of Robinson Township, PA. No. 4693 of 2020. Kathleen Marr, Extrx., 7795 Woodbrook Circle, Apt. 1, Naples, FL 34104 or to Stephen J. O’Brien, Esq., Stephen J. O’Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

21-01124w Jul 16, 23, 30, 2021

Peck, Edward a/k/a Edward M. Peck, deceased, of Dormont, PA. No. 04520 of 2021. Doug Peck, Admr., 250 Earls Road, Thomaston, GA 30286 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

21-02720 Jul 16, 23, 30, 2021

Prestia, Helen E. a/k/a Helen Elizabeth Prestia, deceased, of McCandless Twp., PA. No. 05132 of 2021. Clayton J. Prestia, Extr., 9645 Kummer Road, Allison Park, PA 15101 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

21-02741 Jul 16, 23, 30, 2021

Roso, Mary E., deceased, of McCandless Township, PA. No. 01557 of 2021. Emilia Kosinski, Extrx., 602 Olde Ingomar Court, Pittsburgh, PA 15237 or to Joseph R. West, Esq., West & Zuberbuhler, P.C., 2605 Nicholson Road, Suite 3200, Sewickley, PA 15143.

21-02727 Jul 16, 23, 30, 2021

Stahlsmith, Virginia M. a/k/a Virginia Morgan Stahlsmith, deceased, of Pittsburgh, PA. No. 05090 of 2021. BNY Mellon National Association, Extr., Attention: Connie L. Wollenweber, BNY Mellon Center, 500 Grant Street, Suite 3740, Pittsburgh, PA 15258-0001 or to Amanda G. Erlandson, Esq., K&L Gates LLP, 610 Sixth Avenue, Suite 1100, Pittsburgh, PA 15222-2613.

21-02725 Jul 16, 23, 30, 2021

Urbinski, Joseph J., deceased, of Pittsburgh, PA. No. 05099 of 2021. Linda Valangevica, Extrx., 3478 Pleasantvue Drive, Pittsburgh, PA 15227 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

21-02728 Jul 16, 23, 30, 2021

Baily, Gail L. a/k/a Gail Baily, deceased, of Harrison Township, PA. No. 04202 of 2021. Victoria J. Baily, Extrx., 715 Burtner Road, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

21-02647 Jul 9, 16, 23, 2021

Chesterpal, Gilbert, deceased, of Pittsburgh, PA. No. 04994 of 2021. Edwin Balis, Extr., 134 Kingsdale Road, Pittsburgh, PA 15221 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.

21-01083w Jul 9, 16, 23, 2021

Drosendahl, Alicia Dorothy, deceased, of Moon Twp., PA. No. 04980 of 2021. Karen Grant, Admrx., 301 Jacks Run Road, Pittsburgh, PA 15202 or to John M. Schaffranek, Esq., 10475 Perry Highway, Ste. 212C, Wexford, PA 15090.

21-02630 Jul 9, 16, 23, 2021

Fiola, James V. a/k/a James Van Fiola, deceased, of Monroeville, PA. No. 04818 of 2021. James M. Fiola, Extr., 1501 James St. Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrys ville, PA 15668.

21-02653 Jul 9, 16, 23, 2021

Frankenstein, Karl E., deceased, of Bethel Park, PA. No. 05078 of 2021. Annamarie R. Teolis, Extrx., c/o Gianni Floro, Esq., Gianni Floro, P.C., 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108.

21-01075w Jul 9, 16, 23, 2021

Hewlett, Jr., Robert H., deceased, of Pittsburgh, PA. No. 2863 of 2021. Jeffrey D. Hewlett, Extr., 20 Dartmouth Avenue, Pittsburgh, PA 15229 or to Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.

21-02658 Jul 9, 16, 23, 2021

Hill, Harriet a/k/a Harriet R. Hill, deceased, of Ross Township, PA. No. 03877 of 2021. Walter Donop, Extr., 916 Saxonburg Road, Butler, PA 16002 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

21-02651 Jul 9, 16, 23, 2021

Hoffman, Jr., Charles R., deceased, of Bridgeville, PA. No. 04966 of 2021. Charles Hoffman, Extr., 1135 Sarah Street, Bridgeville, PA 15017 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

21-01078w Jul 9, 16, 23, 2021

Houston, Donna B. a/k/a Donna Bermont Houston a/k/a Donna R. Houston, deceased, of Cheswick, PA. No. 04196 of 2021. Judith A. Litzinger, Extrx., 444 Grant Street, Springdale, PA 15144 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

21-02652 Jul 9, 16, 23, 2021

Mahan, Merle L., deceased, of Richland Township, PA. No. 4911 of 2021. Cathy McClelland, Extrx., 130 Miller Road, Portersville, PA 16051 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.

21-02656 Jul 9, 16, 23, 2021

McPeak, Lillian, deceased, of Pittsburgh, PA. No. 05005 of 2021. Maureen McPeak, Admrx. c.t.a., 3915 Anderson Road, Gibsonia,

PA 15044 or to John P. Iurlano, Esq., 125 Hidden Valley Dr., Pittsburgh, PA 15237.

21-01082w Jul 9, 16, 23, 2021

Morrow, Howard S. a/k/a Howard Stevens Morrow, deceased, of West Mifflin, PA. No. 04784 of 2021. Ryan L. Dansak, Admr. c.t.a. and Atty., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

21-02654 Jul 9, 16, 23, 2021

Phillips, Regina Harriett a/k/a Regina H. Phillips, deceased, of Upper St. Clair Township, PA. No. 04923 of 2021. Ted Tishman, Extr. and Atty., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

21-02659 Jul 9, 16, 23, 2021

Porsching, Thomas A., deceased, of Shaler Twp., PA. No. 04757 of 2021. Mona Swartz, Extrx., 425 Fininn Road, New Kensington, PA 15068 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

21-02649 Jul 9, 16, 23, 2021

Price, Dorothy J., deceased, of Thornburg, PA. No. 04543 of 2021. Lisa D. Kessel, Co-Extr. and Douglas L. Price, Co-Extr., 116 Walkers Ridge Road, Presto, PA 15142 or to Edward J. Kabala, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.

21-02648 Jul 9, 16, 23, 2021

Thompson, Catherine M., deceased, of Pittsburgh, PA. No. 04960 of 2021. David K. Thompson, Extr., 4818 Elmwood Drive, Pittsburgh, PA 15227 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301.

21-02657 Jul 9, 16, 23, 2021

Washny, Charles, deceased, of South Fayette, PA. No. 04732 of 2021. Judith Klecka Shoup, Extrx., 6723 Norway Road, Dallas, TX 75230 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

21-01077w Jul 9, 16, 23, 2021

Winowich, Jacqueline H., deceased, of Mt. Lebanon Township, PA. No. 04491 of 2021. Philippe H. Winowich, Co-Extr., 1014 Rosemary Lane, Tobyhanna, PA 18466 and Michelle N. Zmijanac, Co-Extr., 1162 Pinewood Drive, Mt. Lebanon, PA 15243 or to Charles J. Avalli, Esq., Gentile, Horoho & Avalli, P.C., 310 Grant Street, Suite 1000, Pittsburgh, PA 15219.

21-01081w Jul 9, 16, 23, 2021

Wittman, Louis L., deceased, of Pittsburgh, PA. No. 00221 of 2021. Margie Sentiwany, Admrx. c.t.a., Southwestern Veterans Center, 7060 Highland Drive, Pittsburgh, PA 15206 or to Jeffrey L. Wallitsch, Esq., Office of Chief Counsel - Depart. of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002.

21-02655 Jul 9, 16, 23, 2021

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh by Celia B. Liss, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-2020-012410

City of Pittsburgh vs Ace Tire Company; Leonard F. Levine; Marilyn S. Roth; Harry E. Roth; John H. Swartz; their heirs, successors and assigns.

21st Ward, Pittsburgh
1210 California Avenue. Lot 22.92 x 81.66. Block & Lot 22-B-293.

Subject To Any And All matters shown on the Plan of Lots as recorded in Plan Book Volume 24, Pages 170-171 of Allegheny County, Pennsylvania Records.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02798

GD-2020-012447

City of Pittsburgh vs William Jackson, Sr.; Gilmore Cummings; National Tax Funding, LP; Caulis Negris, LLC; GLS Capital, Inc.; their heirs, successors, assigns and Respondents.

21st Ward, Pittsburgh
1914 Sedgwick Street. Lot 17.99 x 67. Block & Lot 22-G-25.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02799

GD-2021-004927

City of Pittsburgh vs Heavenly Vision Ministries c/o Armenia Johnson; Paran Investments, LLC; Paran Investments, LLC c/o Shafeqz Ijaz; Internal Revenue Service; United States Attorney; PA Attorney General; Commonwealth of PA-Department of Revenue; their heirs, successors, assigns and Respondents.

12th Ward, Pittsburgh
6513 Meadow Street Lot 72.34 x 15S.10 x 73.25. Block & Lot 12S-B-116-0-1.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02800

GD-2021-006064

City of Pittsburgh vs Estate of Eleanor Ruszkowski; Estate of Irene M. Payan; Hushang M. Payan, Executor; Allegheny County Economic Development Dept-RAAC Liens; National Tax Funding; Commonwealth of PA Inheritance Tax Division; PA Attorney General; their heirs, successors and assigns.

24th Ward, Pittsburgh
Province Street. 77. Lot 25 x average 103.5 x 23 rear Province Street. Block & Lot 24-G-279.

Subject To All additional easements, encroachments, agreements, etc. of record. All roads, public or private, affecting the premises. All Matters shown on Voegtly’s plan of lots recorded in Plan Book Volume 3, Pages 70 & 71.

21-02801

GD-2021-006078

City of Pittsburgh vs Estate of Walter R. Jones; Laverne Jones, Fiduciary; Mellon Bank; Bellevue Remodeling, LLC; Midland Funding LLC; W. B. Carson; Caulis Negris; National Tax Funding; GLS Capital; Urban Redevelopment Authority; PA Dept of Revenue; Allegheny County Courthouse-Criminal Division; Allegheny County Economic Development Dept-RAAC Liens; United States Attorney General; U.S. Dept of Housing & Urban Development; PA Attorney General; their heirs, successors and assigns.

18th Ward, Pittsburgh
334 Warrington Avenue. McLain Maple Plan Pt. 112, Lot 24 x 94.81 Warrington Car. Estella. Block & Lot 15-H-324-1.

Subject To All additional easements, encroachments, agreements, etc. of record. All roads, public or private, affecting the premises. All Matters that may appear in the McLain and Maple’s First Plan of Beltzhooover, as recorded in the Records Office of Allegheny County, Pennsylvania in Plan Book Volume 5, Pages 298 & 299.

21-02802

GD-2021-006104

City of Pittsburgh vs George O. Kirkland; Anna Mae Kirkland a/k/a Anna Mae Jerry; Herbert L. Dwyer; Friendship Savings and

Loan; Allegheny County Economic Development Dept-RAAC Liens; Caulis Negris; their heirs, successors and assigns.

12th Ward, Pittsburgh
6534 Llewellyn Pl. E W Houston Plan Pt 10. Lot 12.20 X 54.07 In All Llewellyn Place. Block & Lot 12S-B-81.

Subject To All additional easements, encroachments, agreements, etc. of record. All roads, public or private, affecting the premises. All Matters shown on the E.W. Houston’s plan of lots as recorded in the recorder’s office of Allegheny County, Pennsylvania in Plan Book Volume 22, Page 112. All conditions, covenants, rights of way, alleys, easements, party walls and rights as set forth on deed from Friendship Federal Savings and Loan Association of Pittsburgh to Herbert Lee Dwyer, dated October 5, 1981 and recorded in Deed Book Volume 6414, Page 1063.

21-02803

GD-21-006107

City of Pittsburgh vs Northside Tenants Reorganization Education Program; Urban Redevelopment Authority; Allegheny County Economic Development Dept-RAAC Liens; Caulis Negris; National Tax Funding; their heirs, successors and assigns.

25th Ward, Pittsburgh
Brighton Place. Lot 20 x 160 Brighton Road. Block & Lot 22-H-235.

Subject To All roads public and private affecting premises and the rights of others therein.

21-02804

GD-21-006114

City of Pittsburgh vs Samuel Bielawski; Laura Bielawski; their heirs, successors and assigns.

5th Ward, Pittsburgh

ACBA

CLE

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Blessing Street. Lot 20 x 140.06 Blessing St. Wm. A. Edaburn Plan 8. Block & Lot 175-C-189.

Subject To All Matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 12, Page 195. Subject To public and private rights in and to that portion of the premises lying in the bed of the public road.

GD-2021-006127

City of Pittsburgh vs Albert L. Geyer; Donna Geyer; Commonwealth of PA-Inheritance Tax Division; PA Attorney General; their heirs, successors and assigns.

20th Ward, Pittsburgh
Lovelace Street. Robb Plan Parts 8-9-10. Lot 66.5 x 76 x 83 rear Lovelace comer Walbridge. Block & Lot 19-G-301.

Subject To All additional easements, encroachments, agreements, etc. of record. Reservations, restrictions, covenants and conditions as contained in prior instruments of record.

GD-2021-006127

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

Celia B. Liss
Assistant City Solicitor
City of Pittsburgh
Jul 23, 2021

Articles of Incorporation
Nonprofit Corporation

Matthew A. Deluzio, Esq., Gordon Rees Scully Mansukhani, LLP, 707 Grant Street, Suite 3800, Pittsburgh, PA 15212. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 22, 2021, with respect to a nonprofit corporation, Mission PSO, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

GD-2021-01170w Jul 23, 2021

Bankruptcy Sale Notice

August 12, 2021 @ 2:30 p.m. by Zoom Video Conference Hearing
In Re: N&B Management Company, LLC
Bankruptcy Case No. 16-24728-CMB
Real property located at 1619 Pennsylvania Avenue, Allegheny County, West Mifflin, PA 15122 – Tax Parcel 0306-F-00041-0000-00
Initial Offer - \$10,000.00.
For information to connect to the Zoom Hearing go to
www.pawb.uscourts.gov/easi.htm. If interested in bidding call Trustee Jeffrey J. Sikirica at (724) 625-2566 before the scheduled hearing time.

GD-2021-02871 Jul 23, 2021

Certificate of Organization
Limited Liability Company

Mary Geever, Esq., 3945 Forbes Avenue, #391, Pittsburgh, PA 15213-3507. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Spillwine Publishing LLC.

GD-2021-01174w Jul 23, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-21-002137. Notice is hereby given to Charles E. Cooper, Jr., and all other parties of interest, that a tax sale has been initiated against the property located at 1008 Lilac Street, Natrona Heights, Allegheny County, Pennsylvania 15065, known as lot/block 1678-S-181. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the July 12, 2021 Order of Court.

GD-2021-02795 Jul 23, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-20-000330. Notice is hereby given to David A. Phillips, and all other parties of interest, that a tax sale has been initiated against the property located at 206 Clarks Pike Road, Creighton, Allegheny County, Pennsylvania 15030, known as lot/block 959-L-034. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the July 12, 2021 Order of Court.

GD-2021-02796 Jul 23, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-20-011452. Notice is hereby given to Daniel Driscoll, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 1242 Clark Street, White Oak, Allegheny County, Pennsylvania 15131, known as lot/block 552-R-155. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the April 5, 2021 Order of Court.

GD-2021-02797 Jul 23, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Family Division
No. FD 21-003050-002
PACSES ID: 871300752

Katelyn Riley, Plaintiff,
v.
Lucas Riley, Defendant.

To Lucas Riley:

Notice is hereby given that a support conference/hearing in the above captioned matter has been scheduled on the 3rd Day of August, 2021 at 9:30 a.m.

Notice
If you wish to defend, you must enter a written appearance personally or by an attorney and file your defense 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
The Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: 412-261-5555
Counsel for Plaintiff: Robert D. Sebastian, Esquire, 300 Mt. Lebanon Boulevard, Suite 208C, Pittsburgh, PA 15234, 412-341-3889
GD-2021-02868 Jul 23, 2021

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

Notice is hereby given of the administration of the Vivian J. Kucherer Trust dated October 3, 1991. Vivian J. Kucherer, Grantor of the Trust, of Monroeville, Allegheny County, Pennsylvania, died on June 2, 2021. All persons having claims against Vivian J. Kucherer are requested to make known the same to the Trustee or attorney named below. All persons indebted to Vivian J. Kucherer are requested to make payment without delay to the Trustee or attorney named below.

David W. Kucherer, Trustee, 1321 Foxwood Drive, Monroeville, Pennsylvania 15146

Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

GD-2021-02721 Jul 16, 23, 30, 2021

Trust Notice

Trust of: Dolores S. Chilberti Trust dated March 15, 2011

Late of: Pittsburgh, Allegheny County, Pennsylvania, deceased.

All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Veronica M. Clark, 180 Sheldon Avenue, Pittsburgh, PA 15220

Or to: James P. Shields, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

GD-2021-02650 Jul 9, 16, 23, 2021

Notice

Notice is hereby given that the Board of the Woodland Hills School District has filed a Petition in the Court of Common Pleas of Allegheny County, Pennsylvania at Docket No. GD-21-7652, wherein the Woodland Hills School District seeks Court approval for a private sale of the former Shaffer Primary School building and grounds, situate at 37 Garden Terrace, Churchill Borough, Allegheny County, Pennsylvania, being Block & Lot Nos. 372-G-100 and 372-F-12. The School District seeks approval to sell the same to Trek Development Group, Inc. for the sum of \$50,000 pursuant to a Real Estate Purchase Option Agreement and amendment thereto filed with the Petition. The Court of Common Pleas of Allegheny County has set a hearing for August 12, 2021 at 1:30 p.m., which will be conducted via telephone conference. This hearing shall be open to the public. Those who wish to attend the meeting should call the Administrative Office of the Woodland Hills School District at 412-731-1300 to register to participate at the hearing and obtain information for how to do so.

GD-2021-02733 Jul 9, 16, 23, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Anthony Lamont Davis, Jr. a/k/a Anthony Lamont Davis a/k/a Anthony Davis, a minor. No. AP-123-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Sharita Ann Williams a/k/a Sharita Williams and Anthony Lamont Davis, Sr. a/k/a Anthony Lamont Davis a/k/a Anthony Davis a/k/a Terry Davis a/k/a Davis Anthony a/k/a Anthony L. Davis a/k/a Anthony Y. Davis, parents of Anthony Lamont Davis, Jr. a/k/a Anthony Lamont Davis a/k/a Anthony Davis, a minor, born on November 28, 2005, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Anthony Lamont Davis, Jr. a/k/a Anthony Lamont Davis a/k/a Anthony Davis. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, August 18, 2021 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Jennifer McCrady. This hearing may not take place in the courthouse, but may be proceeding via telephone or video conferencing. In order for you to participate

in this hearing, it is important that you contact the assigned termination caseworker, Dave Reagan, at (412) 473-2300, or your legal counsel/attorney, to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in 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 a right to be represented at the hearing by a lawyer. You should contact your 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

You are also notified of Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the Court.

Andrew F. Szefti, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakon-swan.org, Attorneys for Petitioner.

GD-2021-02904 Jul 23, 30; Aug 6, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Da'Ron Jessie Davis a/k/a Da'Ron J. Davis a/k/a Da'Ron J Davis a/k/a Daron Davis a/k/a Da Ron Davis, a minor. No. AP-124-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Sharita Ann Williams a/k/a Sharita Williams, Anthony Lamont Davis, Sr. a/k/a Anthony Lamont Davis a/k/a Anthony Davis a/k/a Terry Davis a/k/a Davis Anthony a/k/a Anthony L. Davis a/k/a Anthony Y. Davis, and The Unknown Father, parents of Da'Ron Jessie Davis a/k/a Da'Ron J. Davis a/k/a Da'Ron J Davis a/k/a Daron Davis a/k/a Da Ron Davis, a minor, born on August 30, 2007, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Da'Ron Jessie Davis a/k/a Da'Ron J. Davis a/k/a Da'Ron J Davis a/k/a Daron Davis a/k/a Da Ron Davis. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, August 18, 2021 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Jennifer McCrady. This hearing may not take place in the courthouse, but may be proceeding via telephone or video conferencing. In order for you to participate in this hearing, it is important that you contact the assigned termination caseworker, Dave Reagan, at (412) 473-2300, or your legal counsel/attorney, to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in 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 a right to be represented at the hearing by a lawyer. You should contact your 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.

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

You are also notified of Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the Court.

Andrew F. Szefti, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakon-swan.org, Attorneys for Petitioner.

GD-2021-02905 Jul 23, 30; Aug 6, 2021

CIVIL DIVISION

General Docket
(Continued from Page 1, Column 1)

Commonwealth of PA Department of Revenue vs Scheerbaum James; GD-21-100929; Commonwealth Tax Lien; Commonwealth Tax Lien; 33600.27

Commonwealth of PA Department of Revenue vs Guaman Regoria; GD-21-100930; Commonwealth Tax Lien; Commonwealth Tax Lien; 610.26

Lendt David W. vs Gibbs Kyle; GD-21-007832; MDJ Transcript; Notice of Judgment Mailed; 5987.13; Atty(s): Pro Se

Johnson Linda vs Select Specialty Hospital-Youngstown Inc., Starr M.D. Vivian I., Primary Care Associates of Youngstown Inc., Medicaid, John Doe

Physician, John Doe Hospital, John Doe Corporation, John Doe Individual; GD-21-007896; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Pro Se, Warner Esq. Jane F.

Smith Ronald, Smith Amy vs DiSilvio Phillip; GD-21-007897; Motor Vehicle Accident; Praeceptum for Writ of Summons; Atty(s): Levine Richard C

Glad Edward vs LVNV Funding LLC; GD-21-007898; Other Tort; Praeceptum for Writ of Summons; Atty(s): Abramowicz Kevin J.

Laskowski Robert vs LVNV Funding LLC; GD-21-007899; Other Tort; Praeceptum for Writ of Summons; Atty(s): Abramowicz Kevin J.

Munhall Borough vs Vasko Raymond, Balbach Shane J.; GD-21-007900; Municipal Lien; Municipal Lien; 3136.22; Atty(s): Jenco Gerik

Munhall Borough vs Jackson Jr. Morgan P., Jackson Candice; GD-21-007901; Municipal Lien; Municipal Lien; 3123.49; Atty(s): Jenco Gerik

Rankin Borough vs Flowers Dolores Renee; GD-21-007902; Municipal Lien; Municipal Lien; 326.50; Atty(s): Portnoff Michelle R

Rankin Borough vs Hurst William; GD-21-007903; Municipal Lien; Municipal Lien; 669.76; Atty(s): Portnoff Michelle R

Munhall Borough vs Vereb Kenneth John, Vereb Robin; GD-21-007904; Municipal Lien; Municipal Lien; 2940.83; Atty(s): Jenco Gerik

Munhall Borough vs Davis Thomas C., Davis Georgene H; GD-21-007905; Municipal Lien; Municipal Lien; 2619.41; Atty(s): Jenco Gerik

Munhall Borough vs Judy Barry R, Judy Susan J; GD-21-007906; Municipal Lien; Municipal Lien; 2113.59; Atty(s): Jenco Gerik

Anderson Jim, Anderson Rosemary vs Rozzo Construction, Rozzo Geno; GD-21-007907; MDJ Transcript; Sheriff Return; 4357.27; Atty(s): Pro Se

Munhall Borough vs Hostovich Robert J, Hostovich Sharon P; GD-21-007908; Municipal Lien; Municipal Lien; 1978.09; Atty(s): Jenco Gerik

Munhall Borough vs Miller Norman E., Miller Rita M.; GD-21-007909; Municipal Lien; Municipal Lien; 1950.00; Atty(s): Jenco Gerik

Munhall Borough vs Lichtenfels Raymond, Lichtenfels Jill M.; GD-21-007910; Municipal Lien; Municipal Lien; 1906.85; Atty(s): Jenco Gerik

Rulnick Stuart vs Peoples Natural Gas Company, West Penn Energy Services LLC; GD-21-007911; Other Tort; Praeceptum for Writ of Summons; Atty(s): Zavarella Paul D

Munhall Borough vs Barca Brian J; GD-21-007912; Municipal Lien; Municipal Lien; 1957.28; Atty(s): Jenco Gerik

Adamson Patricia F., Adamson Barry vs Evangeliste John, Evangeliste Elizabeth C.; GD-21-007913; Motor Vehicle Accident; Praeceptum for Writ of Summons; Atty(s): Dice Chelsea

Munhall Borough vs Chupinka Stephen W; GD-21-007914; Municipal Lien; Municipal Lien; 1590.52; Atty(s): Jenco Gerik

Parrish Robin L. vs Sands Sharon, Stein Elliot; GD-21-007916; Other Tort; Praeceptum for Writ of Summons; Atty(s): Charles Thomas A

Billotte James M. vs Pacelli Robert; GD-21-007918; MDJ Transcript; Praeceptum for Writ of Execution; 1115.25; Atty(s): Pro Se

Manuel Barbara H. vs Highland Park Care Center LLC, Shadyside Nursing and Rehabilitation Center - PGH PA LLC, Shadyside Nursing and Rehabilitation Center - PGH PA LLC; GD-21-007919; Medical/Hospital Liability; Praeceptum for Writ of Summons; Atty(s): Kelley G. Clinton

Fitz Karen, McMillan Wesley vs Brooks Tamara; GD-21-007920; Motor Vehicle Accident; Praeceptum for Writ of Summons; Atty(s): Kelley G. Clinton

American Advisors Group vs Jackson Debora, Lawson Roderick, Unknown Surviving Heirs of Barbara J. Lawson; GD-21-007921; Mortgage Foreclosure; Complaint; 204917.82; Atty(s): Graham Christine L

Steel Valley School District, Munhall Borough vs White Jordan S.; GD-21-007922; Sci Fa sur Tax Lien; Praeceptum - Sci Fa sur Tax Lien; 5630.85; Atty(s): Jenco Gerik

Herrera Jr. Louis Alberto vs Lockformer Corporation, Mestek Inc.; GD-21-007923; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Pro Se

Jodie M. Zangaro vs Adams Construction & Remodeling LLC; GD-21-007924; No Lien Agreement; Certificate of Location; Atty(s): Shovlin Elizabeth A

West Mifflin Area School District vs Troha John; GD-21-007925; Sci Fa sur Tax Lien; Praeceptum - Sci Fa sur Tax Lien; 2779.07; Atty(s): Jenco Gerik

Logue Property Management LLC vs York Scott J., York Tammy M., Donald E. York Realty Company; GD-21-007926; Other Tort; Praeceptum for Writ of Summons; Atty(s): Logue Matthew T.

Burri Dean Allen, Burri Law P.A., Burri Insurance LLC vs Skurla William C., Metropolitan Archdiocese of Pittsburgh-Byzantine Rite; GD-21-007927; Intentional Tort; Praeceptum for Writ of Summons; Atty(s): Loeffler Catherine Justine

Steel Valley School District, Munhall Borough vs Young Charday; GD-21-007928; Sci Fa sur Tax Lien; Praeceptum - Sci Fa sur Tax Lien; 4617.26; Atty(s): Jenco Gerik

Lacher Laura, Lacher Robert vs Allegheny County; GD-21-007936; Other Tort; Complaint; Atty(s): Mayer Jr. Paul G.

Dongell Diana Marie vs Associated Dental Specialists Inc.; GD-21-007941; Contract - Other; Praeceptum for Writ of Summons; Atty(s): Hicks Jr. Ronald L

Hein Douglas L. vs MBCC Group, Master Builders Solutions Admixtures US LLC; GD-21-007947; Product Liability; Complaint; Atty(s): Jameson III D. Matthew

Rainbow International of North Versailles vs Bry-Mard Apartments Inc., Millers Capital Insurance Company; GD-21-007956; Contract - Other; Praeceptum for Writ of Summons; Atty(s): Scales Weldianne

Wilkin Duston, Wilkin Hannah vs Pennsylvania Department of Environmental Protection, Michael Baker International Inc., O'Brien and Gere Limited, Ramboll America Engineering Solutions Inc., Davidson Harold; GD-21-007967; Other Tort; Praeceptum for Writ of Summons; Atty(s): Colarusso Michael J

Alston Lawrence, Alston Janese vs Pennsylvania Department of Environmental Protection, Michael Baker International Inc., Ramboll America Engineering Solutions Inc., Davidson Harold, O'Brien and Gere Limited; GD-21-007968; Other Tort; Praeceptum for Writ of Summons; Atty(s): Colarusso Michael J

Commonwealth of PA Department of Revenue vs Stahl Mary W., Stahl Raymond C.; GD-21-100931; Commonwealth Tax Lien; Personal Income Tax; 7561.50

Commonwealth of PA Department of Revenue vs Swinston Lin C., Swinston Brook C.; GD-21-100932; Commonwealth Tax Lien; Personal Income Tax; 119.95

Commonwealth of PA Department of Revenue vs Cicchinelli Dominick G; GD-21-100933; Commonwealth Tax Lien; Personal Income Tax; 7598.39

Commonwealth of PA Department of Revenue vs Balmuth Jill, Lott Janice A; GD-21-100934; Commonwealth Tax Lien; Personal Income Tax; 7564.95

Commonwealth of PA Department of Revenue vs Dakis John; GD-21-100935; Commonwealth Tax Lien; Personal Income Tax; 7684.69

Commonwealth of PA Department of Revenue vs Simboro Adolphe, Simboro Sawadogo Alizeta; GD-21-100936; Commonwealth Tax Lien; Personal Income Tax; 7597.81

Commonwealth of PA Department of Revenue vs Jones Sean; GD-21-100937; Commonwealth Tax Lien; Personal Income Tax; 7664.30

Commonwealth of PA Department of Revenue vs Warren Monroe S.; GD-21-100938; Commonwealth Tax Lien; Personal Income Tax; 7596.62

Commonwealth of PA Department of Revenue vs Dunda Helen; GD-21-100939; Commonwealth Tax Lien; Personal Income Tax; 7716.31

Commonwealth of PA Department of Revenue vs Swinston Brook C.; GD-21-100940; Commonwealth Tax Lien; Personal Income Tax; 7530.12

Commonwealth of PA Department of Revenue vs Pruss Tyler A; GD-21-100941; Commonwealth Tax Lien; Personal Income Tax; 7542.55

Commonwealth of PA Department of Revenue vs Papadakos Thomas N.; GD-21-100942; Commonwealth Tax Lien; Personal Income Tax; 7574.94