

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, March 1, 2021 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE  
Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriffs Sale; provided, that if the sale is made on MONDAY, MARCH 1, 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, MARCH 2, 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, MARCH 8, 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. §7279 and no other bids will be accepted.

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

Avalon

21. Beverly J. Gruarin  
GD-20-002398—\$5,735.74  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two and one half story commercial building being known as 730 Ohio River Boulevard, Pittsburgh, PA 15202. Deed Book Volume 8089, Page 338. Block & Lot No. 159-H-281.

22. Beverly J. Gruarin  
GD-20-002396—\$29,090.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 722 Ohio River Boulevard, Pittsburgh, PA 15202. Deed Book Volume 8114, Page 141. Block & Lot No. 159-G-25.

Bethel Park

1. David S. Condre  
GD-19-015004—\$1,929.26  
Robert J. Garvin, Esq.  
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and one-half story frame house and garage being known as 2307 Longcrest Avenue, Bethel Park, PA 15102. Deed Book Volume 9558, Page 414. Block & Lot No. 317-N-169.

18. Curtis James  
GD-20-003077—\$4,954.96  
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 9147, Page 121. Block & Lot No. 567-G-228.

23. Felice Perri & Sons  
GD-20-008419—\$3,271.91  
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 Norma Drive, Pittsburgh, PA 15236. Deed Book Volume 3656, Page 461. Block & Lot No. 391-L-110.

24. Unknown Heirs of Frank M. Pelone, Deceased  
GD-20-008399—\$5,628.80  
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 Clifton Road, Bethel Park, PA 15102. Deed Book Volume 3796, Page 219. Block & Lot No. 888-C-300.

25. Unknown Heirs of James S. Parsons, Deceased and Unknown Heirs of Mary E. Parsons, Deceased  
GD-20-008418—\$7,657.28  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Parcel #1: Being thereon vacant land known as Delaware Avenue, Bethel Park, PA 15102. Deed Book Volume 2539, page number 295, Block & Lot No. 666-B-210.

Parcel #2: Being thereon vacant land known as Fairview Drive, Bethel Park, PA 15102. Deed Book Volume 2539, page number 295, Block & Lot No. 666-B-110.

Brentwood

12. Ryan F. Carlucci and Carrie Carlucci  
GD-19-018215—\$132,272.75  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 466 Dailey Road, Pittsburgh, PA 15227. Document Number 2017-33159, Deed Book Volume 16988, Page 220. Block and Lot Number 0188-D-00118-0000-00.

Castle Shannon

32. James R. McDonough and Rosemarie A. McDonough  
MG-19-001282—\$103,713.60  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 910 Newport Drive, Pittsburgh, PA 15234. Deed Book Volume 8303, Page 126. Block and Lot Number 190-B-231.

Chalfant

14. Joann Martin and Richard R. Morgan  
MG-20-000397—\$107,079.66  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Chalfant: Having erected thereon a dwelling being known and numbered as 264 Brighton Street, East Pittsburgh, PA 15112. Deed Book Volume 12662, Page 78, Instrument No. 2005-39185. Block and Lot Number 374-M-37.

City of Clairton

15. Kimberly D. Rutland  
GD-19-018298—\$103,821.81  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a two story single family residential dwelling being known and numbered as 525 Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 12336, Page 366. Block and Lot Number 879-M-155.

Duquesne

28. Gregg Andreaco  
MG-19-000873—\$41,031.44  
Jeffrey A. Golvash, Esq.  
Golvash & Epstein, LLC  
412-882-4717

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 705 Richford Street, Duquesne, PA 15110. Deed Book Volume 15051, Page 119. Block and Lot No.: 304-G-56.

Elizabeth Township

2. John A. Marino as Administrator of the Estate of Robert J. Marino, Deceased  
MG-20-000001—\$96,765.04  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Parcel One: Having erected thereon a dwelling being known and numbered as 1411 Emerson Avenue, McKeesport, PA 15135. Deed Book Volume 13869, Page 244, Block and Lot Number 553-P-123.

Parcel Two: Having erected thereon a vacant land being known as Emerson Avenue, McKeesport, PA 15135. Deed Book 13869, Page 244. Block and Lot Number 553-P-120.

19. Sidney M. Wood; Darla Schwirian; John R. Wood and Aldin L. Wood  
GD-20-001880—\$6,913.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant land known as Greenock Buena Vista Road, Elizabeth, PA 15037. Deed Book Volume 10558, Page 495. Block & Lot No. 997-F-398.

33. Brian D. Svana  
MG-19-000096—\$186,459.45  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 305 Donna Drive, Elizabeth, PA 15037. Deed Book Volume 13222, Page 245, Instrument No. 2007-12740. Block and Lot Number 1129-J-72.

38. Monongahela Enterprises, Inc.  
GD-20-001877—\$9,551.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant commercial land known as Weddell Road, Elizabeth, PA 15037. Deed Book Volume 3768, Page 69. Block & Lot No. 1903-L-28.

39. William T. Borowski, With Notice to Heirs and Assigns  
GD-20-002387—\$17,375.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant land known as Greenock Buena Vista Road, Buena Vista, PA 15018. Deed Book Volume 5924, Page 933. Block & Lot No. 1128-D-296.

41. James Patterson, with Notice to Heirs & Assigns; Robert Patterson, with Notice to Heirs & Assigns; William Patterson, with Notice to Heirs & Assigns; Esther May Peairs, with Notice to Heirs & Assigns; Martha Power O'Neil, with Notice to Heirs & Assigns; Emma B. Fergus, with Notice to Heirs & Assigns; Margaret F. Smiley, with Notice to Heirs & Assigns; Annie M. Powers, with Notice to Heirs & Assigns; Hugh Nixon O'Neil, with Notice to Heirs & Assigns; Maurine B. O'Neil, with Notice to Heirs & Assigns; Emma Peairs, with Notice to Heirs & Assigns; Mary Peairs, with Notice to Heirs & Assigns; John Peairs, with Notice to Heirs & Assigns; Stewart Peairs, with Notice to Heirs & Assigns; William Peairs, with Notice to Heirs & Assigns; Thoms H. Peairs, with Notice to Heirs & Assigns; Margaret Peairs, with Notice to Heirs & Assigns; Unknown Heirs of William R. Patterson & Unknown Heirs of William M. Drennan  
GD-20-002045—\$10,224.86  
Joseph W. Gramc, Esq.  
412-281-0587

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

Being thereon vacant land known as Greenock Buena Vista Road, Elizabeth, PA 15037. Deed Book Volume 65, Page 372. Block & Lot No. 1128-C-299.

Emsworth

37. William G. Anderson, With Notice to Heirs and Assigns and Martha Anderson, With Notice to Heirs and Assigns  
GD-20-009283—\$5,433.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Being thereon vacant commercial land known as Herron Avenue, Pittsburgh, PA 15202. Deed Book Volume 2058, Page 409, Block & Lot 213-G-200.

Franklin Park

26. Unknown Heirs of Walden T. Kress, Jr. and Unknown Heirs of William Anderson  
GD-20-004390—\$9,935.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Being thereon vacant land known as 1595 Arndt Road, Pittsburgh, PA 15237. Deed Book Volume 11302, Page 532 and Deed Book Volume 13709, Page 365. Block & Lot No. 609-J-162.

31. Mary J. Aftanas and Leonard M. Aftanas Jr.  
GD-20-003339—\$210,856.46  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 2559 Nicholson Road, Sewickley, PA 15143. Deed Book 9436, Page 351. Block and Lot Number 1203-A-382.

City of McKeesport

29. Scott Harding, as Believed Heir or Administrator of the Estate of Robert Harding, Sr. a/k/a Robert R. Harding a/k/a Robert R. Harding, Sr.; Unknown Heirs and/or Administrators of the Estate of Robert Harding, Sr. a/k/a Robert R. Harding a/k/a Robert R. Harding, Sr.  
GD-20-002815—\$34,633.09  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2614 Kansas Street, McKeesport, PA 15132. Document Number 29976, Deed Book Volume 6374, Page 95. Block and Lot Number 0464-D-00176-0000-00.

Monroeville

13. Georgena Kae Turba a/k/a Georgena K. Turba, as Believed Heir or Administrator of the Estate of Regis T. Sulkowski, Sr. a/k/a Regis T. Sulkowski a/k/a Regis Sulkowski; Stefanie Ann McGuire, as Believed Heir or Administrator of the Estate of Regis T. Sulkowski, Sr. a/k/a Regis T. Sulkowski a/k/a Regis Sulkowski; Regis T. Sulkowski, Jr., as Believed Heir or Administrator of the Estate of Regis T. Sulkowski, Sr. a/k/a Regis T. Sulkowski a/k/a Regis Sulkowski; Bernadine Lynn Zvolensky, as Believed Heir or Administrator of the Estate of Regis T. Sulkowski, Sr. a/k/a Regis T. Sulkowski a/k/a Regis Sulkowski; Jennifer Jean Maksim, as Believed Heir or Administrator of the Estate of Regis T. Sulkowski, Sr. a/k/a Regis T. Sulkowski a/k/a Regis Sulkowski; Unknown Heirs and Administrators of the Estate of Regis T. Sulkowski, Sr. a/k/a Regis T. Sulkowski a/k/a Regis Sulkowski  
GD-20-002067—\$68,377.89  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Monroeville: Having erected thereon a dwelling being known and numbered as 1380 Cavitt Road, Monroeville, PA 15146. Deed Book Volume 4628, Page 579. Block and Lot Number 1108-M-00028-0000-00.

34. Pauline T. Bittner  
MG-19-001026—\$71,875.70  
Richard M. Squire & Associates, LLC  
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2684 5th Street, Monroeville, PA 15146. Deed Book Volume 4133, Page 449. Block and Lot Number 0545-M-00042-0000-00.

North Braddock

5. Genevieve A. Fulton  
MG-19-001107—\$43,202.44  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 800 North Avenue, Braddock, PA 15104. Deed Book 11544, Page 434. Block and Lot Number 302-B-178.

North Versailles

17. Robert Szalkay  
GD-20-010946—\$55,414.30  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles

Township: Having erected thereon a single family residential dwelling being known and numbered as 411 Oakhurst Avenue, North Versailles, PA 15137. Deed Book Volume 9549, Page 23. Block and Lot Number 459-P-232.

Penn Hills

7. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Tina L. Young a/k/a Tina Lynn Young, Deceased  
GD-20-001938—\$54,174.11  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 205 Marose Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16956, Page 595. Block and Lot Number 451-A-301.

11. Ann Piroлло  
GD-19-004283—\$25,332.62  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling with retail space, being known and numbered as 435 Rodi Road, Pittsburgh, PA 15235. Deed Book 6626, Page 1. Block and Lot Number 450-R-239.

35. Harry L. Allen  
GD-19-001195—\$92,296.20  
Shapiro & DeNardo, LLC  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 341 Whittier Drive, Pittsburgh, PA 15235. Deed Book Volume 17428, Page 172, Block and Lot 0450-M-00091-0000-00.

40. TOC Management LLC  
GD-17-011080—\$6,403.05  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story frame commercial building being known as 270 Coal Hollow Road, Verona, PA 15147 f/k/a 280 Coal Hollow Road, Verona, PA 15147. Deed Book Volume 15247, Page 387, Block & Lot 367-N-336.

Pitcairn

30. Allen R. Hoy, as Believed Heir and/or Administrator of the Estate of Betty I. Hoy; John M. Hoy, as Believed Heir and/or Administrator of the Estate of Betty I. Hoy; Unknown Heirs and/or Administrators of the Estate of Betty I. Hoy  
MG-19-000874—\$53,769.07  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 411 3rd Street, Pitcairn a/k/a Pitcarin, PA 15140. Document Number 080491, Deed Book Volume 10778, Page 342. Block and Lot Number 0747-A-00042-0000-00.

Plum

9. Robert L. Williams  
MG-16-001320—\$335,152.48  
Michael C. Mazack, Esq.  
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered 140 Cherrywood Drive, New Kensington, PA 15068. Deed Book 11577, Page 490. Block and Lot Number 735-D-28.

Port Vue

10. Danielle Thompson known Heir and All Unknown Heirs of Alfred Mosqueda, Deceased  
GD-19-014070—\$13,063.29  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon one-half (1/2) of a two story double brick building, being known and numbered as 328 San Juan Drive, McKeesport, PA 15133. Deed Book 4769, Page 213. Block and Lot Number 383-L-90.

16. Bryce Hanratty, Declan Hanratty and Carly L. Hanratty, Known Heirs of Brandon R. Hanratty, Deceased, and the Unknown Heirs of Brandon R. Hanratty, Deceased  
MG-19-000699—\$30,699.75  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having Thereon erected a dwelling known and numbered as: 1400 Pike Street, McKeesport, PA 15133. Deed Book 11874, Page 569, Block/Lot 383-P-296. Being Lot No. 142, Westwood Hills Plan of Lots, Allegheny P.B.V. 43, Pages 187-189.

Ross

36. Richard F. Giza  
GD-19-013261—\$5,558.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and one-half story frame commercial building known and numbered as 949 Perry Highway, Pittsburgh,



PA 15237. Deed Book Volume 6443, Page 632. Block & Lot No. 429-H-97.

South Park

**6. Lori Labarbera, as Administratrix of the Estate of Denis J. Kowalski, Deceased**  
GD-19-011635—\$36,129.03  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 3120 Southern Drive, South Park, PA 15129. Deed Book 10411, Page 642. Block and Lot Number 1008-J-266.

Springdale

**4. Lori A. Lubic and Thomas J. Strapple**  
MG-19-001204—\$182,521.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 333 Butler Street, Springdale, PA 15144. Deed Book 13044, Page 512. Block and Lot Number 732-L-75.

**8. Jacqueline A. Heron**  
MG-19-000828—\$111,627.30  
The Lynch Law Group, LLC  
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Parcel No. 1: Having Thereon erected a one and one-half (1.5) story brick and frame dwelling being known and numbered as 436 Elwyn Avenue, Springdale, PA 15144. Deed Book Volume 13046 Page 143. Block and Lot Number 627-L-267.

Parcel No. 2: Being vacant land known as 436 Elwyn Avenue, Springdale, PA 15144. Deed Book Volume 13046 Page 143. Block and Lot Number 627-L-262.

Swissvale

**27. Kathleen Vivian**  
GD-18-015025—\$3,301.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a one story commercial building being known as 1990 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 12502, Page 22. Block & Lot No. 178-G-21.

Turtle Creek

**42. Giovanni Guilli a/k/a Giovanni Gulli**  
GD-20-008068—\$23,982.26  
Shandoyer Law Firm, LLC  
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a frame dwelling being known and numbered as 321 Clugston Avenue, Turtle Creek, PA 15145. Deed Book Volume 11201, Page 473. Block and Lot Number 455-E-163.

Pittsburgh—13th Ward

**3. Roberta Davis**  
GD-20-007912—\$23,626.23  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7031 Idlewild Street, Pittsburgh, PA 15208. Deed Book 15091, Page 533. Block and Lot Number 174-E-163.

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](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.  
William P. Mullen, Sheriff  
Feb 4, 2021  
Feb 5, 12, 19, 2021

**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:

Anthony, Jean L., deceased, of Pittsburgh, PA. No. 00200 of 2021. Harold E. Slack, III, Extr., 553 Sloop Rd., Apt. 27, Pittsburgh, PA 15237 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.  
21-00409 Feb 5, 12, 19, 2021

Bates, Ada Nash, deceased, of Upper St. Clair Township, PA. No. 02185 of 2020. Lynn Giannirakis, Extrx., 1525 Park Manor Blvd. #294, Pittsburgh, PA 15205 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburg, PA 15222.  
21-00392 Feb 5, 12, 19, 2021

Benson, Arthur E. a/k/a Arthur Earl Benson, deceased, of Bell Acres Borough, PA. No. 00546 of 2021. Theodore C. Benson, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.  
21-00406 Feb 5, 12, 19, 2021

Bissell, Paul K. a/k/a Paul Bissell, deceased, of Pittsburgh, PA. No. 542 of 2021. Jay M. Bissell, Extr., c/o Christopher Lepore, Esq., Cooper & Lepore, 302 Third Street, Carnegie, PA 15106.  
21-00400 Feb 5, 12, 19, 2021

Blatchford, Helen Y. a/k/a Helen Yvonne Blatchford, deceased, of Jefferson Hills, PA. No. 0573 of 2021. Daniel F. Bekavac, Sr., Extr. and Atty., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
21-00411 Feb 5, 12, 19, 2021

Borden, Jeffery E., deceased, of Pittsburgh, PA. No. 00112 of 2021. Deborah A. Blanchard, Extrx., 1421 Main Street, Pittsburg, PA 15215.  
21-00410 Feb 5, 12, 19, 2021

Conde, Manuel G. a/k/a Flores Manuel Gaston Conde, deceased, of Wilksburg, PA. No. 00258 of 2021. Elena C. Garvin, Extrx., 1480 Shadow Creek Drive, Orange Park, FL 32065 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.  
21-00401 Feb 5, 12, 19, 2021

Crissman, Jeffrey Scott a/k/a Jeffrey S. Crissman a/k/a Jeffrey Crissman, deceased, of Plum, PA. No. 06706 of 2020. Beverly Lynn Crissman, Admrx., 173 Black Hills Road, Plum, PA 15239 or to James R. Antoniono, Esq., DeBernardo Antoniono McCabe & Davis, P.C., 11 North Main St., Greensburg, PA 15601.  
21-00391 Feb 5, 12, 19, 2021

Crooks, Helen Louise, deceased, of O'Hara Township, PA. No. 00571 of 2021. Robert G. Crooks, Extr., 4808 Cottonwood Court, Allison Park, PA 15101 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.  
21-00130w Feb 5, 12, 19, 2021

Daluio, Dolores P., deceased, of Harwick, PA. No. 00619 of 2021. Ernest P. Daluio, Extr., 8000 E. Country Club Blvd., Boca Raton, FL 33487 or to Michael J. Girardi, Esq., Law Office of Michael J. Girardi, 2773 Leechburg Road, Lower Burrell, PA 15068.  
21-00133w Feb 5, 12, 19, 2021

Daube, Jr., Joseph H., deceased, of Mt. Lebanon, PA. No. 06427 of 2020. Lynnlee Giannirakis, Admrx., 1525 Park Manor Boulevard #294, Pittsburgh, PA 15205 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.  
21-00387 Feb 5, 12, 19, 2021

DeChellis, Giovannina, deceased, of Kennedy Township, PA. No. 00623 of 2021. Vincent DeChellis, Extr., c/o Timothy J. Giltinan, Esq., John W. Giltinan Esq., P.C., Three Gateway Center, 401 Liberty Ave., Ste. 1460, Pittsburgh, PA 15222-1004.  
21-00137w Feb 5, 12, 19, 2021

Dennison, Charles E., deceased, of Pittsburgh, PA. No. 39 of 2021. Deborah Sterling, Extrx., 448 Enright Court, Pittsburgh, PA 15206 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.  
21-00389 Feb 5, 12, 19, 2021

Hailsham, Sr., Larry K. a/k/a Klebor Larry Hailsham, Sr., deceased, of Pittsburgh, PA. No. 00497 of 2021. Larry K. Hailsham, Jr., Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan Esq., P.C., Three Gateway Center, 401 Liberty Ave., Ste. 1460, Pittsburgh, PA 15222-1004.  
21-00131w Feb 5, 12, 19, 2021

Kane, Lauren, deceased, of White Oak, PA. No. 00617 of 2021. Donna Burd, Extrx., 1625 California Avenue, White Oak, PA 15131 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
21-00132w Feb 5, 12, 19, 2021

Leone, Francis A. a/k/a Frank Leone, deceased, of Franklin Park, PA. No. 3286 of 2020. Sarah B. Shinn, Admrx., 1540 Daffodil Lane, Pittsburgh, PA 15237 or to Matthew V.

Rudzki, Esq., Jones, Gregg, Creehan & Gerace LLP, 411 Seventh Ave., Ste. 1200, Pittsburgh, PA 15219.  
21-00390 Feb 5, 12, 19, 2021

Lion, Nira, deceased, of Pittsburgh, PA. No. 3766 of 2020. Gideon Lion, Admr., 6315 Forbes Ave., Apt. 202, Pittsburgh, PA 15217 or to Marilyn Le Lodico, Esq., Rothman Gordon, P.C., 310 Grant St., Grant Building, 3rd Fl., Pittsburgh, PA 15219.  
21-00413 Feb 5, 12, 19, 2021

Mathis, Gloria J., deceased, of Monroeville, PA. No. 06687 of 2020. Traci Jackson, Admrx., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.  
21-00393 Feb 5, 12, 19, 2021

McGee, Mitzi J., deceased, of Pittsburgh, PA. No. 00314 of 2021. Suzanne Petr, Extrx., c/o LeeAnn A. Fulena, Esq., Robb Leonard Mulvihill LLP, BNY Mellon Center, 500 Grant St., Ste. 2300, Pittsburgh, PA 15219.  
21-00414 Feb 5, 12, 19, 2021

Miller, Jr., Frank R., deceased, of Pittsburgh, PA. No. 00434 of 2021. Jerome Arnold, Extr., 231 Cairo Street, Pittsburgh, PA 15211 or to Angela R. Winslow, Esq., Pion Nerone Girman Winslow & Smith, P.C., 1500 One Gateway Center, 420 Fort Duquesne Boulevard, Pittsburgh, PA 15222.  
21-00388 Feb 5, 12, 19, 2021

Morgano, Carlo F., deceased, of Pittsburgh, PA. No. 00525 of 2021. Justin M. Morgano, Admr., c/o Philip Klein Dely, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.  
21-00134w Feb 5, 12, 19, 2021

Protz, William G. - Late of White Oak Borough, Allegheny County, PA. D.O.D. 12/8/20. Will #022100380. Amy McHugh, Administratrix, c/o Stephan Pahides, Esq., 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333; Stephan Pahides, Atty., McCausland, Keen & Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333.  
21-00395 Feb 5, 12, 19, 2021

Rensko, Geraldine a/k/a Geraldine K. Rensko a/k/a Geraldine S. Rensko, deceased, of Turtle Creek, PA. No. 00610 of 2021. Andrew M. Rensko, Extr., 304 James Street, Turtle Creek, PA 15145 or to Melvin P. Gold, Esq., Melvin P. Gold, LLC, Monroe Complex, Bldg. One, 2520 Mosside Blvd., Monroeville, PA 15146.  
21-00408 Feb 5, 12, 19, 2021

Roche, John Anthony a/k/a John Anthony Roche, Sr., deceased, of Pittsburgh, PA. No. 07762 of 2019. Jasmine Roche-Gordon, Admrx., c/o Weldianne Scales, Esq., 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.  
21-00394 Feb 5, 12, 19, 2021

Salem, Alice M., deceased, of Emsworth, PA. No. 01554 of 2020. Peter M. Salem, Extr., c/o Henry R. Johnston, III, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.  
21-00399 Feb 5, 12, 19, 2021

Sporio, Madeline C., deceased, of Clairton, PA. No. 0565 of 2021. Vincent Sporio, Extr., 502 North 8th Street, Clairton, PA 15025 or to Daniel F. Bekavac, Sr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
21-00412 Feb 5, 12, 19, 2021

Stern, Helen, deceased, of Upper St. Clair Township, PA. No. 04161 of 2020. Heather Stern Novak, Extrx., 292 Casa Drive, Pittsburgh, PA 15241 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.  
21-00398 Feb 5, 12, 19, 2021

Troianos, Evangeline D. a/k/a Evangeline Troianos a/k/a Evangeline Demetria Troianos, deceased, of White Oak, PA. No. 02448 of 2019. Danae J. Troianos-Andrekanic, Extrx., 2213 Cypress Drive, White Oak, PA 15131 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.  
21-00402 Feb 5, 12, 19, 2021

Ursta, Nicholas C., deceased, of Versailles, PA. No. 07308 of 2019. Margaret S. Ursta, Admrx., c/o Mallory L. Sikora, Esq., The Lynch Law Group, LLC, 375 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.  
21-00415 Feb 5, 12, 19, 2021

Varuola, Lois J. a/k/a Lois Jeanne Varuola a/k/a Jeanne Varuola, deceased, of Mt. Lebanon, PA. No. 00585 of 2021. Donald A. Varuola, Extr., 108 Stone Ridge Road, Indiana, PA 15701 or to Scott P. Magnuson, Esq., Scott P. Magnuson, Attorney at Law, 2651 Monroeville Boulevard, Suite 101, Monroeville, PA 15146.  
21-00138w Feb 5, 12, 19, 2021

Aretz, Robert J. a/k/a Robert John Aretz, Sr. a/k/a Bob Aretz, deceased, of Frazer Township, PA. No. 00195 of 2021. Brenda A. Francis, Extrx., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.  
21-00330 Jan 29; Feb 5, 12, 2021

Baker, III, Richard D. a/k/a Richard Baker, III a/k/a Richard Dexter Baker, III, deceased, of Pittsburgh, PA. No. 06755 of 2020. Christopher Beach, Extr., 6514 Caminito Northland, La Jolla, CA 92037 or to Rosalie P. Wisotzki, Esq., 310 Grant Street, Suite 1109, Pittsburgh, PA 15219.  
21-00336 Jan 29; Feb 5, 12, 2021

Berkman, Judy M., deceased, of Pittsburgh, PA. No. 41 of 2021. Candace J. Neustein, Extrx., 9977 Marsala Way, Delray Beach, FL 33446 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.  
21-00091w Jan 29; Feb 5, 12, 2021

Bernd, Amelia M., deceased, of McCandless, PA. No. 387 of 2021. Caryn McMarlin, Extrx., 448 Schwartz Avenue, Pittsburgh, PA 15209 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.  
21-00333 Jan 29; Feb 5, 12, 2021

Cosentino, Joanne N., deceased, of Gibsonia, PA. No. 00259 of 2021. Marc Cosentino, Extr., 241 Seasons Drive, Wexford, PA 15090 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampi, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.  
21-00323 Jan 29; Feb 5, 12, 2021

Cracolice, Shirley M., deceased, of McKeesport, PA. No. 00269 of 2021. Lisa Ann Maggio, Co-Extrx., 7528 Sierra Drive, Irwin, PA 15642 and Marcie Lynn Young, Co-Extrx., 202 Arnold Street, McKeesport, PA 15132 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.  
21-00327 Jan 29; Feb 5, 12, 2021

Davis, Robert L. a/k/a Robert Lee Davis, Sr. a/k/a Robert Lee Davis, deceased, of Plum Borough, PA. No. 06806 of 2020. Allison Serakowski, Extrx., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., P.O. Box 416, Oakmont, PA 15139.  
21-00320 Jan 29; Feb 5, 12, 2021

Dees, Martha Ann, deceased, of North Versailles, PA. No. 00168 of 2021. Darlene Coleman, Admrx., 8 Miller Avenue, Braddock, PA 15104 or to Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.  
21-00090w Jan 29; Feb 5, 12, 2021

Desmond, Karen D., deceased, of Pitcairn, PA. No. 06691 of 2020. David C. Desmond, Jr., Extr., 201 Center Street, Plum, PA 15239 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.  
21-00331 Jan 29; Feb 5, 12, 2021

English, Richard, deceased, of Marshall Township, PA. No. 00321 of 2021. Robert English, Extr., 51 Blackwood Road, Freedom, PA 15042 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.  
21-00314 Jan 29; Feb 5, 12, 2021

Frost, Mary M. a/k/a Mary Margaret Frost, deceased, of Elizabeth Township, PA. No. 2835 of 2020. Samuel J. Frost, Extr., 153 Dorman Dr., Elizabeth, PA 15037 or to J. Louis Chomas, Esq., 200 N. Second Ave., Elizabeth, PA 15037.  
21-00307 Jan 29; Feb 5, 12, 2021

Gianni, Irene M., deceased, of Pittsburgh, PA. No. 05908 of 2020. Robert E. Gianni, Extr., 2121 Palm Beach Avenue, Pittsburgh, PA 15216 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., 428 Forbes Ave., Ste. 1400, Pittsburgh, PA 15219.  
21-00315 Jan 29; Feb 5, 12, 2021

Glanton, Oscar, deceased, of Pittsburgh, PA. No. 00116 of 2021. Mario Glanton, Extr., 2314 Wiley Avenue, Pittsburgh, PA 15219 or to Jay L. Fingeret, Esq., 4773 William Flynn Highway, Allison Park, PA 15101.  
21-00312 Jan 29; Feb 5, 12, 2021

Hayes, Marion M., deceased, of Mt. Lebanon, PA. No. 0030 of 2021. Peter W.J. Hayes, Extr., c/o Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143.  
21-00334 Jan 29; Feb 5, 12, 2021

Heidekat, Lydia E., deceased, of Pittsburgh, PA. No. 00437 of 2021. Jane Ceol Heidekat, Admrx., 507 North 8th Street, Jeannette, PA 15644 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.  
21-00306 Jan 29; Feb 5, 12, 2021

Iole, Frank G., deceased, of Butler Twp., PA. No. 00349 of 2021. Timothy J. Iole, Extr., 11013 Babcock Blvd., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.  
21-00335 Jan 29; Feb 5, 12, 2021

Monaco, Daniel S., deceased, of Oakmont, PA. No. 00427 of 2021. G. Robert Cooper, Extr. and Atty., 504 Allegheny River Blvd., P.O. Box 416, Oakmont, PA 15139.  
21-00321 Jan 29; Feb 5, 12, 2021

Moravitz, Jane a/k/a Jane F. Moravitz, deceased, of Pittsburgh, PA. No. 05194 of 2020. Laurie Singer, Extrx., 3 Edgehill Drive, Allison Park, PA 15101 or to James K. Goldberg, Esq., Clark Hill PLLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425.  
21-00305 Jan 29; Feb 5, 12, 2021

O'Bryon, Elizabeth Jane a/k/a Elizabeth J. O'Bryon, deceased, of Pittsburgh, PA. No. 00097 of 2021. Marsha Murphy, Extrx., c/o Natalie Piscione, Esq., Covelli Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburg, PA 15236.  
21-00309 Jan 29; Feb 5, 12, 2021

Rinaman, Earl C., deceased, of Wexford, PA. No. 00151 of 2021. Bonnie L. Gall, Co-Extr. and Judy R. DePaolis, Co-Extr., 2133 Frank Street, Vienna, PA 22182 or to Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.  
21-00317 Jan 29; Feb 5, 12, 2021

Rosenkeimer, III, Arthur W., deceased, of McCandless, PA. No. 0419 of 2021. Maxine Rosenkeimer, Extrx., 24 Coolidge Drive, Apt. 14, McKees Rocks, PA 15136 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.  
21-00316 Jan 29; Feb 5, 12, 2021

Ross, Edward Ronald, deceased, of Penn Hills, PA. No. 00226 of 2021. Ruth L. Ross, Extrx., 4987 Sardis Road, New Kensington, PA 15068 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
21-00326 Jan 29; Feb 5, 12, 2021

Smith, Rosalie, deceased, of O'Hara, PA. No. 00060 of 2021. Ryan Smith, Extr., 5510 Library Road #1, Bethel Park, PA 15102 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampi, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.  
21-00328 Jan 29; Feb 5, 12, 2021

Stear, Jr., Frederick C., deceased, of Pittsburgh, PA. No. 00373 of 2021. Karen Steare, Admrx., 18 Dartmouth Avenue, Pittsburgh, PA 15229 or to Kevin J. O'Hare, Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C., 11 Stanwix St., Ste. 1024, Pittsburgh, PA 15222.  
21-00308 Jan 29; Feb 5, 12, 2021

Stone, Robert Francis a/k/a Robert F. Stone, deceased, of Pittsburgh, PA. No. 0402 of 2021. Eleanor R. Stone, Extrx., c/o Andrew M. Stone, Esq., Stone Law Firm, 437 Grant Street, Suite 1806, Pittsburgh, PA 15219.  
21-00092w Jan 29; Feb 5, 12, 2021

Taylor, Janet Winslow a/k/a Janet W. Taylor, deceased, of Bridgeville, PA. No. 00214 of 2021. Beverly T. Kennedy, Extrx., 10 Berry Street, Pittsburgh, PA 15205 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.  
21-00311 Jan 29; Feb 5, 12, 2021

Walsh, Joan M., deceased, of Pittsburgh, PA. No. 00376 of 2021. Michael F. Walsh, Extr., 144 Stonewood Drive, Bethel Park, PA 15102 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.  
21-00310 Jan 29; Feb 5, 12, 2021

Watt, Nora E. a/k/a Nora Edith Watt, deceased, of Pittsburgh, PA. No. 00292 of 2021. Emily T. Haver, Admrx., 1002 Marsh Drive, Valencia, PA 16059 or to Scott P. Magnuson, Esq., Scott P. Magnuson, Attorney at Law, 2651 Monroeville Boulevard, Suite 101, Monroeville, PA 15146.  
21-00093w Jan 29; Feb 5, 12, 2021

Zangrille, Mary A., deceased, of Town of McCandless, PA. No. 00316 of 2021. Richard J. Pankowski, Extr., 2126 LeGran Drive, Gibsonia, PA 15044 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.  
21-00329 Jan 29; Feb 5, 12, 2021

Zoller, Karen Marie a/k/a Karen Zoller, deceased, of Pittsburgh, PA. No. 00290 of 2021. Patricia F. Zoller, Co-Admrx., 435 Jayson Avenue, Pittsburgh, PA 15228 and Sally Ann Zoller, Co-Admrx., 1291 Arrowwood Drive, Pittsburgh, PA 15243 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., 428 Forbes Ave., Ste. 1400, Pittsburgh, PA 15219.  
21-00313 Jan 29; Feb 5, 12, 2021

Augustine, Sandra K., deceased, of Pittsburgh, PA. No. 06407 of 2020. Derek K. Augustine, Admr., 700 Rolling Green Drive, Bethel Park, PA 15102 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.  
21-00169 Jan 22, 29; Feb 5, 2021



Jablonski, Alan J., deceased, of Pittsburgh, PA. No. 00107 of 2021. John Jablonski, Admr., 809 Sharps Hill Road, Pittsburgh, PA 15215.  
21-00174 Jan 22, 29; Feb 5, 2021

Jones, David J., deceased, of Penn Hills, PA. No. 163 of 2021. Meg L. Burkardt, Admrx. and Atty., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.  
21-00178 Jan 22, 29; Feb 5, 2021

Jones, Jason D., deceased, of Penn Hills, PA. No. 164 of 2021. Meg L. Burkardt, Admrx. and Atty., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.  
21-00179 Jan 22, 29; Feb 5, 2021

Orlich, Stefana T., deceased, of McKees Rocks, PA. No. 06163 of 2020. Mary Orlich, Co-Extrx. and Joseph M. Orlich, Co-Extr., 5018 Julia Lane, McKees Rocks, PA 15136 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., Pittsburgh, PA 15219.  
21-00160 Jan 22, 29; Feb 5, 2021

Papa, Mary Ellen, deceased, of Monroeville, PA. No. 00188 of 2021. Sandra M. Shearer, Extrx., 241 Orr Avenue, Apollo, PA 15613 or to Craig H. Alexander, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
21-00176 Jan 22, 29; Feb 5, 2021

Pollis, Angela R., deceased, of Monroeville, PA. No. 06205 of 2020. Cristina L. Mendoza, Extrx., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.  
21-00164 Jan 22, 29; Feb 5, 2021

Ragni, Shirley C. a/k/a Shirley Ragni, deceased, of Pittsburgh, PA. No. 05888 of 2020. Patrick L. Ragni, Extr., 1617 Norsen Dr., Pittsburgh, PA 15243 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.  
21-00161 Jan 22, 29; Feb 5, 2021

Scott, Karene B., deceased, of Pittsburgh, PA. No. 00010 of 2021. Scott B. Mason, Extr., 2771 Shamrock Drive, Hampton Twp., PA 15208 or to Weston P. Pesillo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.  
21-00168 Jan 22, 29; Feb 5, 2021

Sims, Elmer A., deceased, of Plum Borough, PA. No. 06857 of 2020. James A. Sims, Extr., 215 Gibraltar Drive, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
21-00167 Jan 22, 29; Feb 5, 2021

Sims, Lois L., deceased, of Plum Borough, PA. No. 06858 of 2020. James A. Sims, Extr., 215 Gibraltar Drive, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
21-00165 Jan 22, 29; Feb 5, 2021

Timpson, Geraldine M., deceased, of Harmar, PA. No. 06280 of 2020. Jennifer R. Russell, Extrx., 206 Logan Road, Gibsonia, PA 15044 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., Pittsburgh, PA 15219.  
21-00159 Jan 22, 29; Feb 5, 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-2020-011852  
City of Pittsburgh vs William Doht; New Century Mortgage Corp.; U.S. Bank N.A.; PA Department of Revenue; PA Attorney General; Allegheny County-Criminal Division; Allegheny County Health Department; their heirs, successors and assigns.  
25th Ward, Pittsburgh  
423 Jay Street. R Henderson Heirs Plan Part 39. Lot 7.19 x 16.33 Jay Street. Robert Henderson Heirs Plan Part 37. Lot 12.89 x 70 Lee Street. Robert Henderson Heirs Plan Part 38. Lot 7.89 x 60.42 Jay Street. Block & Lot 23-D-16.  
Subject To All Matters shown on recorded Plan R. Henderson Heirs at Plan Book Volume 8, Page 290.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00436

GD-2020-011855  
City of Pittsburgh vs Carole J. Piel; Allegheny County Economic Development Dept-RAAC Liens; National Tax Funding; their heirs, successors and assigns.  
20th Ward, Pittsburgh  
Younger Avenue. George Carnahan Plan Part 15. Lot 20 x 100. Block & Lot 36-M-76.  
Subject To All Matters as set forth in the Georgie W. Carnahan Plan as recorded in Plan Book Volume 31, Page 74. Subject to a 25 foot building line along Younger Avenue.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00437

GD-2020-011856  
City of Pittsburgh vs Melvin J. Dusch; Kimberly A. Herceg a/k/a Kimberly Herceg; Guy J. Sanchioli; Mt. Oliver Borough; Associates Home Equity Consumer Discount Co., Inc.; CitiFinancial Mortgage Co., Inc.; their heirs, successors and assigns.  
17th Ward, Pittsburgh  
2642 South 18th Street Extension. Twigg Plan Pt 419. Irregular Lot 14.10 x 124 x 25 South 18th Street. Block & Lot 14-H-15.

Subject To All Matters shown in a plan of lots laid out by Rt. Rev. J. Twigg, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 6, page 295.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00438

GD-2020-011858  
City of Pittsburgh vs Carroll M. Hymes; Rosalie Hymes; their heirs, successors and assigns.  
12th Ward, Pittsburgh  
40 Carver Street. Mellon Scott Plan 136 Lot 24 x 100 Carver Street. Block & Lot 124-J- 86.  
Subject To All Matters shown on the Mellon's Plan of Scott Lots in Plan Book Volume 5, Page 82 in the Recorder's Office of Allegheny County, Pennsylvania.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00439

GD-2020-011859  
City of Pittsburgh vs Neddie Jones; WM Specialty Mortgage LLC; Ameriquest Mortgage; their heirs, successors and assigns.  
26th Ward, Pittsburgh  
114 West McIntyre Avenue. John McClung Plan 23. Lot 35 x 80 McIntyre Avenue to Kenwood Street. Block & Lot 46-F-99.  
Subject To All Matters set forth on the John McClung Plan, as the same is recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 23, pages 142 and 143, including but not necessarily limited to: 15 foot building line along West McIntyre Avenue. Subject to all roads, public or private, affecting the premises.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00440

GD-2020-011862  
City of Pittsburgh vs Barbara J. Short; Sharon Short, Administratrix; their heirs, successors and assigns.  
10th Ward, Pittsburgh  
5425 Natrona Way. R E Breed Plan Pts 52-53. Lot 20 x 67 x 45 in all Natrona Way. Block & Lot 120-N-23.  
Subject To All Matters as shown on the recorded plan recorded at Plan Book Volume 6, Page 88.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00441

GD-2020-011863  
City of Pittsburgh vs Karen E. Phillips; Allegheny County Economic Development Dept.-RAAC Liens; their heirs, successors and assigns.  
12th Ward, Pittsburgh  
6623 Shetland Avenue. George Finley Plan 121-Part 122. Lot 36 x 115 Shetland Avenue. Block & Lot 125-C-109.  
Subject To All roads public and private affecting premises and the rights of others therein.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00442

GD-2020-011912  
City of Pittsburgh vs R. H. Baum; his heirs, successors and assigns.  
28th Ward, Pittsburgh  
Ford Street. #858 - East Pgh. Plan - P. B. 18 P. 49 Lot 25 x 120. Block & Lot 40-C-13.  
Subject To All Matters shown on recorded plan at Plan Book Volume 18, pages 48-49.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
21-00443

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  
Feb 5, 2021

Bankruptcy Sale Notice

February 23, 2021 @ 2:00 p.m. by Zoom Video Conference Hearing  
In Re: N&B Management Company, LLC Bankruptcy Case No. 16-24728-CMB  
Real property located at 1910 Ardmore Blvd., Forest Hills Borough, Allegheny County, PA 15221 – Tax Parcel 0299-P-00096-0000-00  
Initial Offer - \$45,000.00.  
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.  
21-00473 Feb 5, 2021

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania  
In Re: Rosalia M. Moskala, Debtor.  
Rosalia M. Moskala, Movant vs.  
Community Loan Servicing LLC; Allegheny County; Borough of Brentwood; and Brentwood Borough School District, Respondents.  
Case No. 17-24802-JAD  
Chapter 13  
Notice of Hearing on Motion to Sell Property Free and Divested of Liens  
To: Respondents and all Creditors and Parties in Interest of the above named Debtor:  
Notice Is Hereby Given That Rosalia M. Moskala, Debtor, has filed a Motion to Sell the following property

2816 Churchview Avenue, Pittsburgh, PA 15227  
To Deeme Investments, LLC, 14731 Forest Lodge Drive, Houston, TX 77070 for \$125,000.00 according to the terms as set forth in the Motion for Sale.

An Order has been issued setting deadlines for objections to the sale of property and for the date of the hearing on the sale. On or before February 15, 2021, any objections shall be filed in accordance with the Federal Rules Of Bankruptcy Procedure, the Local Rules of this Court, and the general procedures of the Presiding Judge as found on the Court's web page at www.pawb.uscourts.gov, with a copy served on all interested parties. A Zoom Video Conference Hearing will be held on March 3, 2021, at 10:00 a.m. before the Honorable Jeffrey A. Deller via the Zoom Video Conference Application ("Zoom"), at which time higher/better offers will be considered and objections to sale will be heard. To participate in and join a Zoom Hearing, please initiate and use the following link at least ten (10) minutes prior to the scheduled Zoom Hearing time:  
https://www.zoomgov.com/j/16009283473, or alternatively, you may use the following Meeting ID: 160 0928 3473. All participants are required to appear by Zoom and must comply with the Notice of Temporary Modification of Procedures Before the Honorable Jeffery A. Deller For Matters Scheduled On or After January 1, 2021 ("Judge Deller's Zoom Procedures"), which can be found on the Court's website at http://www.pawb.uscourts.gov/content/judge-jeffery-deller. Persons without video conferencing capabilities must immediately contact Chambers staff at (412) 644-4710 to make alternative arrangements. Absent emergency circumstances, such arrangements must be made no later than three (3) business days prior to the hearing.  
Only a limited time of 10 minutes is being provided on the calendar. No witnesses will be heard. If there is an issue of fact, an evidentiary hearing will be scheduled by the Court for a later date.  
Date of Notice: January 29, 2021  
/s/ Mark B. Peduto, Esquire  
PA I.D. No. 62923  
Arrangements for inspection prior to said sale hearing may be made with:  
Mark B. Peduto  
mpeduto@c-vlaw.com  
Calaiaero Valencik, 938 Penn Avenue, Suite 501, Pittsburgh, PA 15222-3708; (412) 232-0930

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-20-10961. In re: Petition of Jimmy Dick Motters, for change of name to James R. Motters. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, March 12, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Scott E. Kasbee, Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237, Ph: 412-931-2340, Attorney for Petitioner.  
21-00476 Feb 5, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-476. In re: Petition of Mary Elizabeth Oeler, parent and legal guardian of Peter Vincent Oeler-Giambattista, for change of name to Peter Vincent Oeler. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, March 11, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
21-00425 Feb 5, 2021

Notice of Trust

The Norma J. Spicher Trust Agreement, Dated December 5, 1991, Amended September 27, 2003  
Notice is hereby given that the settlor of the trust referred to above has died and, pursuant to its terms, the trust will be distributed. All persons indebted to the trust are requested to make payment, and those having claims to present shall do so without delay to the Trustee:  
Robert A. Spicher and Sandra L. Kneib  
c/o 150 Pleasant Drive, Suite 101  
Aliquippa, PA 15001  
Michael W. Nalli, Atty.  
Michael W. Nalli, PC  
By: Michael W. Nalli, Esquire  
21-00404 Feb 5, 12, 19, 2021

Notice of Trust

The K.F. Giesken and Rose Ann Giesken Revocable Trust Dated August 18, 2005, as Amended April 3, 2017  
Co-Successors: Laura Muhl, 156 Boxfield Road, Pittsburgh, PA 15241 and James Giesken, 102 Prince Henry Court, Yorktown, VA 23693 or to  
Deborah L. Lesko, Esquire, The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Rd., Pittsburgh, PA 15243, Ph: 412-276-4200.  
21-00407 Feb 5, 12, 19, 2021

Notice  
Court of Common Pleas of Northampton County, Pennsylvania  
Civil Division - Law  
No. CV-2007-10738  
In Divorce

Jennifer DeLeon, Plaintiff v.  
Jason A. Mooney, Defendant  
Notice To Defend and Claim Rights  
You have been sued in court. If you wish to defend against the claims set forth below, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.  
When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available at the Office of the Prothonotary at: Northampton County Government Center 669 Washington Street Easton, PA 18042 (610) 559-3060

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.  
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Northampton County Bar Association 155 South Ninth Street Easton, PA 18042 (610) 258-6333

Respectfully,  
Leo K. Howell III, Esquire  
3001 Easton Avenue Bethlehem, PA 18017 610-571-2200

Notice  
If you wish to deny any of the statements set forth in this affidavit, you must file a counter affidavit within twenty (20) days after this publication or the statements will be admitted. If you need a copy of the Counter-affidavit contact the Plaintiff's attorney Leo K. Howell III, Esquire at 610-571-2200.

Affidavit Under Section 3301(d) of the Divorce Code  
1. The parties to this action separated on December 17, 2007 and have continued to live separate and apart for a period of at least two years.  
2. The marriage is irretrievably broken.  
3. Plaintiff understands that Plaintiff may lose rights concerning alimony, division of property, lawyer's fees or expenses if Plaintiff does not claim them before a divorce is granted.  
21-00424 Feb 5, 2021

Notice of Filing of Petition for the Sale of Unused and Unnecessary Land and Building

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-21-000562  
In Re: North Hills School District  
Notice is hereby given that on January 20, 2021, a Petition for the Sale of Unused and Unnecessary Land and Buildings was filed in the Court of Common Pleas of Allegheny County at Docket No. GD 21-000562 by the North Hills School District, 135 Sixth Avenue, Pittsburgh, Allegheny County, Pennsylvania, 15229. Said Petition pertains to property owned by the North Hills School District, located at 5310 Perrysville Avenue, Pittsburgh, Pennsylvania, 15229, in the Borough of West View, County of Allegheny, and Commonwealth of Pennsylvania, and designated as Block and Lot No. 217-A-304, and consisting of a single family dwelling, situated on an approximate 17,684 square foot lot, is no longer being used by the North Hills School District, and will not be utilized in the future for school purposes. The School District has entered into an Agreement of Sale with Dustin Mills, an adult individual, for the sum of \$100,000.00. The Court has set a hearing on said Petition for March 1, 2021, at 9:30 a.m., prevailing time, before the Honorable Judge Arnold Klein. Said hearing will be held remotely using Microsoft Teams. You must contact the North Hills School District Board Secretary at (412) 318-1004 and advise if you wish to participate in said hearing. If you wish to participate in said hearing via video, a link will be forwarded to you, or you may join via telephone by dialing (412) 677-0647, and entering Phone Conference ID: 584 214 817#. Michael J. Witherel, Esq., Witherel & Associates, 966 Perry Highway, Pittsburgh, PA, 15237, (412) 366-6629.  
21-00279 Jan 29; Feb 5, 12, 2021

Notice of Filing of Petition for the Sale of Unused and Unnecessary Land and Buildings

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-21-000563  
In Re: North Hills School District  
Notice is hereby given that on January 20, 2021, a Petition for the Sale of Unused and Unnecessary Land and Buildings was filed in the Court of Common Pleas of Allegheny County at Docket No. GD 21-000563 by the North Hills School District, 135 Sixth Avenue, Pittsburgh, Allegheny County, Pennsylvania, 15229. Said Petition pertains to property owned by the North Hills School District, located at 5314 Perrysville Avenue, Pittsburgh, Pennsylvania, 15229, in the Borough of West View, County of Allegheny, and Commonwealth of Pennsylvania, and designated as Block and Lot No. 217-A-308, and consisting of a single family dwelling, situated on an approximate 6,146 square foot lot, is no longer being used by the North Hills

School District, and will not be utilized in the future for school purposes. The School District has entered into an Agreement of Sale with Dustin Mills, an adult individual, for the sum of \$50,000.00. The Court has set a hearing on said Petition for March 1, 2021, at 10:00 a.m., prevailing time, before the Honorable Judge Arnold Klein. Said hearing will be held remotely using Microsoft Teams. You must contact the North Hills School District Board Secretary at (412) 318-1004 and advise if you wish to participate in said hearing. If you wish to participate in said hearing via video, a link will be forwarded to you, or you may join via telephone by dialing (412) 677-0647, and entering Phone Conference ID: 612 727 160#. Michael J. Witherel, Esq., Witherel & Associates, 966 Perry Highway, Pittsburgh, PA, 15237, (412) 366-6629.  
21-00280 Jan 29; Feb 5, 12, 2021

Trust Notice

The Trustee named below gives notice of the death of Helene Henry of Allegheny County, Pennsylvania on October 21, 2020. The said Decedent was the Trustor of the Henry Revocable Living Trust, dated September 8, 2004. The Successor Trustee, Barbara M. Byers requests all persons having claims against the Decedent to make known the same to his attorney in writing and all persons indebted to the Decedent to make payment to them without delay: Barbara M. Byers, c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 661 Andersen Drive, Ste. 220, Pittsburgh, PA 15220.  
21-00156 Jan 22, 29; Feb 5, 2021

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

Notice is hereby given of the administration of the Audrey D. Baldwin Living Trust dated November 22, 2005, as amended May 8, 2006. Audrey D. Baldwin, grantor of the trust, of the Borough of Verona, County of Allegheny, Commonwealth of Pennsylvania, died December 28, 2020. All persons having claims against Audrey D. Baldwin are requested to make known the same to the trustee or attorney named below. All persons indebted to Audrey D. Baldwin are requested to make payment without delay to the trustee or attorney named.  
Clarence J. Baldwin, Jr., Trustee, 415 Grandview Drive, Verona, PA 15147 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, Attys., 2200 Murray Avenue, Pittsburgh, PA 15217.  
21-00162 Jan 22, 29; Feb 5, 2021

Notice of Trust

RE: Amended and Restated Pasterak Family Trust dtd 11/03/2015  
Notice is hereby given that Philip G. Pasterak is the Successor Trustee of the above-named Trust. All persons indebted to Gloria D. Pasterak are requested to make payment and all those having claims against Gloria D. Pasterak are directed to present the same without delay to:  
Amended and Restated Pasterak Family Trust dtd 11/06/2015  
Philip G. Pasterak, Trustee, 109 Lakeside Drive, Apt. #233, Saint Charles, IL 60174  
Or to:  
John M. Hartzell, Jr., Esquire, Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005  
21-00180 Jan 22, 29; Feb 5, 2021

Notice of Hearing on Petition to Confirm Consent to Adoption and Terminate Parental Rights

In Re: Adoption of Baby Boy Zralcko, a minor. No. CP-02-AP-\_\_\_\_-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.  
To: The Unknown Father of Baby Boy Zralcko, a minor, born on July 27, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights Lauralee Zralcko a/k/a Laura L. Zralcko a/k/a Laura Lee M. Zralcko a/k/a Lauralee Margaret Zralcko a/k/a Laura Lee Margaret Zralcko has to your child, Baby Boy Zralcko. The Court has set a hearing to consider ending her rights to your child. That hearing will be held on Wednesday, March 3, 2021 at 9:00 a.m. (Prevailing Eastern Time), before the Honorable Paul Cozza. This hearing will not take place in the courthouse, but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned termination caseworker, Rick Ogden, 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  
This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 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 voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney.

Andrew F. Szefi, 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@diakonswan.org](mailto:ablack@diakonswan.org), Attorneys for Petitioner.

21-00477 Feb 5, 12, 19, 2021

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In Re: Adoption of Baby Boy Zralco, a minor. No. CP-02-AP-\_\_\_\_-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: The Unknown Father of Baby Boy Zralco, a minor, born on July 27, 2020, to Lauralee Zralco a/k/a Laura L. Zralco a/k/a Laura Lee M. Zralco a/k/a Lauralee Margaret Zralco a/k/a Laura Lee Margaret Zralco, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Baby Boy Zralco. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, March 3, 2021 at 9:00 a.m. (Prevailing Eastern Time), before the Honorable Paul Cozza. This hearing will not take place in the courthouse, but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned termination caseworker, Rick Ogden, 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

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 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 voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney.

Andrew F. Szefi, 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@diakonswan.org](mailto:ablack@diakonswan.org), Attorney for Petitioner.

21-00478 Feb 5, 12, 19, 2021

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In the Court of Common Pleas of Somerset County, Pennsylvania  
Orphan's Court Division

No. 27 Adoption 2020  
Re: Adoption of Male Child Bucy  
To: Andrew Bucy

A petition has been filed asking the court to put an end to all rights you have to your child, B. A. Bucy. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 3, Somerset County Courthouse on the 26th day of February, 2021 at 9:00am. 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 A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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.

Southwestern Pennsylvania Legal Services, Inc.  
218 North Kimberly Ave., Suite 100  
PO Box 341  
Somerset, PA 15501  
814-443-4615  
BY THE COURT:  
/s/ D. Gregory Geary, P. J.  
Megan E. Will, Esq.  
Attorney for Petitioners  
21-00300 Jan 29; Feb 5, 12, 2021

**Voluntary Dissolution Business Corporation**

James M. Duffy, Esq., Myers Duffy Dansak & Clegg, 226 Main Street, Suite 1, Irwin, PA 15642. Notice is hereby given by KCS Management, 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.

21-00319 Jan 29; Feb 5, 2021

**Voluntary Dissolution Business Corporation**

James M. Duffy, Esq., Myers Duffy Dansak & Clegg, 226 Main Street, Suite 1, Irwin, PA 15642. Notice is hereby given by Mon Valley Petroleum, 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.

21-00322 Jan 29; Feb 5, 2021

**Voluntary Dissolution Business Corporation**

James M. Duffy, Esq., Myers Duffy Dansak & Clegg, 226 Main Street, Suite 1, Irwin, PA 15642. Notice is hereby given by King's Country Shoppes, 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.

21-00325 Jan 29; Feb 5, 2021

ORPHANS' COURT

**Petitions & Motions**

(Continued from Page 1, Column 4)

**Wayne Hufnagel:** deceased; Petition and order for small estate; Atty: M. P. Conti; 4322 of 2020.

**Izeyah Clancy:** minor; Petition and order for allowance; Atty: Pro Se; 6330 of 2010.

**Stuart Kaufman Trust:** trust; Order of court; Atty: L. Enion; 4726 of 2020.

**Riley Tatlow:** minor; Petition and order to settle minor's claim; Atty: S. L. Mack; 279 of 2021.

**Jake Knapp:** minor; Petition and order to settle minor's claim; Atty: M. M. Connelly; 253 of 2021.

**McKenzie Bulischek:** minor; Petition and order to compromise minor's settlement; Atty: T. J. Schweers; 396 of 2021.

**Federated Guardians Co.:** corporation; Petition and order for approval; Atty: L. C. Plum; 539 of 2021.

**Michael G. Trembulak:** deceased; Petition and order to compromise settlement; Atty: J. P. Sommers; 7680 of 2019.

**Charlene Trembulak:** deceased; Petition and order to compromise settlement; Atty: J. P. Sommers; 7679 of 2019.

**Ta'Niya Crew:** minor; Petition and order for compensation; Atty: M. V. Rudzki; 5141 of 2010.

**Raffaele N. Russano:** deceased; Motion and order for continuance; Atty: M. L. Sikora; 4834 of 2015.

**Evelyn Schermer:** deceased; Motion and order to compel; Atty: L. P. Schermer, T. J. Dempsey Jr.; 5043 of 2011.

**John Robert Rose:** deceased; Petition and order to release decedent's remains; Atty: T. J. Dempsey Jr.; 106 of 2021.

**Joann C. Hughes:** deceased; Petition to establish sequestered accounts denied without prejudice; Atty: S. A. Sensky; 2118 of 2020.

**Tina Dopudja:** deceased; Consent order of court; Atty: B. C. Vertz; 4376 of 2020.

**John E. Schmidt:** deceased; Consent order of court; Atty: T. M. Pappasergi; 3953 of 2019.

**Elizabeth Kincaid:** trust; Order of court; Atty: J. W. Creenan; 4677 of 2020.

**Mary R. Champion:** deceased; Petition and order for citation. Returnable March 9, 2021. Conference March 9, 2021 at 10:00 a.m.; Atty: D. P. Siegel; 5679 of 2009.

**Judge Joseph K. Williams, III Sarah Mellon Scaife Trust:** trust; Order of court. Conference February 24, 2021 at 2:00 p.m.; Atty: H. K. Jacobs, L. Erney, T. W. Hazlett, P. A. Napolitano, E. J. Strassburger, D. A. Strassburger, S. R. Ott, J. F. Mannion, J. D. Gayle, J. D. Marcus, R. M. Barnes, D. M. Nowak, D. J. Stuart, J. W. Freiberg, Y. Rothstein, D. Barres, E. J. Herne, D. A. Watson, J. Guernsey, M. Guernsey; 2506 of 2020.

**Sarah Mellon Scaife Trust:** trust; Order of court. Conference May 19, 2021 at 11:00 a.m. Oral argument June 23, 2021 at 1:00 p.m. Pretrial conference August 4, 2021 at 1:00 p.m. Trial August 18, 19, 23, 24, 2021; Atty: T. W. Hazlett, P. A. Napolitano, E. J. Strassburger, D. A. Strassburger, S. R. Ott, J. Mannion, J. D. Gayle, J. D. Marcus, R. M. Barnes, D. M. Nowak, D. J. Stuart, J. W. Freiberg, Y. Rothstein, D. Barres, E. J. Herne, D. A. Watson, J. Guernsey, M. Guernsey; 2506 of 2020.

**Kathleen Dell'Aquila:** deceased; Order of court. Conference February 10, 2021 at 11:30 a.m.; Atty: C. Fox IV, Pro Se; 6614 of 2019.

**Daniel T. Tomko:** deceased; Order of court. Conference February 17, 2021 at 1:45 p.m. via Teams; Atty: G. A. Butler; 1263 of 2019.

**Sylvia Gattegno:** deceased; Opinion; Atty: R. A. Barsotti, J. D. Tolkin, J. P. Richnafsky; 6141 of 2018.

**Letters**

**Ralph W. Miller, deceased;** William A. Yanicko, Admr.; Atty: William T. Woncheck, Dennis M. Blackwell, Mary Kathleen M. Certo; 03580 of 2020.

**Lee Ann Smith, deceased;** Kent J. Smith, Admr.; Atty: Jeffrey J. Lochner; 03788 of 2020.

**Karen Marie Zoller, deceased;** Patricia F. Zoller, Co-Admr., Sally Ann Zoller, Co-Admr.; Atty: Carol Sikov Gross; 00290 of 2021.

**Nora E. Watt, deceased;** Emily T. Haver, Admr.; Atty: Scott P. Magnuson; 00292 of 2021.

**Gail Ann Gratzmiller, deceased;** Robert Gratzmiller Sr., Admr.; Atty: William G. Ball; 00293 of 2021.

**Susan Elaine Davis, deceased;** Jeffrey Neil Davis, Admr.; 00303 of 2021.

**George Vlahos, deceased;** Faye V. Carrig, Admr.; Atty: Jerome Charles Wegley; 00304 of 2021.

**Mary A. Bertovic, deceased;** G. Robert Cooper, Admr.; Atty: G. Robert Cooper; 00306 of 2021.

**James Geoffrey Burrows, deceased;** Meg L. Burkardt, Admr.; Atty: Meg L. Burkardt; 00309 of 2021.

**Morton M. Hersch, deceased;** Meg L. Burkardt, Admr.; Atty: Meg L. Burkardt; 00312 of 2021.

**John A. Biedrzycki, Jr., deceased;** John Biedrzycki, III, Admr.; Atty: John A. Biedrzycki; 00317 of 2021.

**Carol A. Wiesen, deceased;** Donna Zelinka Limmer, Admr.; Atty: Lloyd A. Welling; 00319 of 2021.

**Richard C. Montgomery, deceased;** Tonya Johnson, Admr.; Atty: Colin B. May; 04981 of 2020.

**Gale Damaris Strozier, deceased;** William F. Dannhardt, Admr.; Atty: William F. Dannhardt; 00370 of 2021.

**Frederick C. Steare, Jr., deceased;** Karen Steare, Admr.; Atty: Kevin J. O'Hare; 00373 of 2021.

**Clara J. Heffler, deceased;** Angelo Steluto, Admr.; Atty: Anthony S. Posa; 00374 of 2021.

**James W. Wycoff, deceased;** Terri Gerber, Admr.; Atty: Deborah L. Lesko; 00378 of 2021.

**William G. Protz, deceased;** Amy McHugh, Admr.; Atty: Garth Garrison Hoyt; 00380 of 2021.

**Joseph Michael Byzek, deceased;** Jacob M. Fabian, Admr.; Atty: Colin B. May; 00389 of 2021.

**Robert L. Hayes, deceased;** Denise Hayes, Admr.; Atty: Irwin B. Wedner; 00390 of 2021.

**Clelia J. Pacella, deceased;** Rosemary A. Barber, Admr.; Atty: Lloyd A. Welling; 00393 of 2021.

**Louise R. Hughes, deceased;** Susan N. Hughes, Admr.; Atty: John F. Meck; 00399 of 2021.

**Daniel Martin Sheridan, deceased;** Helenmary Sheridan, Admr.; Atty: Adam Anderson; 00429 of 2021.

**UPDATED PROCEDURE :  
Please Use Our Online System,  
Email New Address to Send Legal Ads**

As the ACBA adheres to social distancing mandates, there are currently minimal ACBA employees working in our Koppers Building office. We are requesting that *Pittsburgh Legal Journal* ads be sent to us the following ways:

**Online system:** Submission of most legal notices for publication in the *Pittsburgh Legal Journal* **must** be done through our online system, which can be accessed here: ***type.pittsburghlegaljournal.org***. While not all types of legal advertisements can be submitted using this method, most can. You do not need to be a subscriber to register and to create a username and password to use this option.

The types of legal advertisements customers must type using our online system are: Articles of Incorporation Business Corp., Articles of Incorporation Nonprofit Corp., Articles of Incorporation Professional Corp., Cert. of Limited Partnership, Cert. of Organization L.L.C., Estates, Fictitious Name Registration, Statement of Registration Foreign Business Corp., Statement of Registration Foreign Nonprofit Corp., Voluntary Dissolution Business Corp., Voluntary Dissolution Nonprofit Corp., and Voluntary Dissolution Professional Corp.

**By Email:** Send your legal ad to ***PLJads@acba.org***. ACBA staff will process your request and email you an invoice that can be paid online by credit card. Only the following types of ads can be processed via email: Adoptions, Action to Quiet Title, App. Cert. for Authority Foreign Business (which are now Statement of Registration), App. Cert. for Authority Foreign Nonprofit Corp. (which are now Statement of Registration), Application for Termination of Authority, Availability of Annual Return, Bankruptcy Notice, Delinquent Tax Notice, Intent to Withdraw Foreign Business Corp, Intent to Withdraw Foreign Nonprofit Corp., Marshals Sale, Notice, Notice of Action in Mortgage Foreclosure, Notice of Condemnation, Notice of Lawsuit, and Notice of Trust.

For your convenience, all *PLJ* templates are available online here:  
***pittsburghlegaljournal.org/advertising/index.php***

**By U.S. Mail:** If you prefer to continue to mail in your legal ads, please do so but use this lockbox address: **ACBA, P.O. Box 3455, Pittsburgh, PA 15230.**

Thank you for your cooperation during these unprecedented times. For more information or assistance, contact Meredith Shumsky at 412-402-6686, [mshumsky@acba.org](mailto:mshumsky@acba.org).

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