

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, January 3, 2022 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 Sheriff's Sale; provided, that if the sale is made on MONDAY, JANUARY 3, 2022 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, JANUARY 4, 2022, 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, JANUARY 10, 2022 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 of 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

2. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel
MG-19-000442—\$31,703.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

19. Breon A. Roberts a/k/a Breon Roberts and Deloris E. Roberts
MG-15-001180—\$147,838.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 928 California Avenue, Pittsburgh, PA 15202. Deed Book 14838, Page 434. Block and Lot Number 160-E-61.

65. Adam Birch and Maureen Birch
GD-21-003209—\$24,691.05
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story brick and shingle dwelling being known as 231 S. Starr Ave., Pittsburgh, PA 15202. Deed Book Volume 13429, Page 376, Block and Lot 160-K-368.

77. Claire Borlak, in Her Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr., Deceased; Alexander Borlak, in His Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr., Deceased; William Borlak, Jr. a/k/a Billy Borlak, Jr., in His Capacity as Heir of William J. Borlak a/k/a William J. Borlak, Sr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William J. Borlak a/k/a William J. Borlak, Sr., Deceased
MG-17-000871—\$153,154.02
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 734 California Avenue, Pittsburgh, PA 15202. Deed Book Volume 7625, Page 201. Block and Lot Number 0159-D-00041-0000-00.

Baldwin Borough

48. Margaret A. Mueller
GD-16-015829—\$10,245.21
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story ranch single family brick dwelling with integral garage known and numbered as 437 Macassar Drive, Pittsburgh, PA 15236, Deed Book Volume 12663, Page 183, Block and Lot Number 389-B-244.

57. Margaret McMonagle, With Notice to Heirs and Assigns
GD-19-015378—\$4,927.31
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story Cape Cod single family brick dwelling known and numbered as 3610 Oakleaf Road, Pittsburgh, PA 15227, Deed Book Volume 4640, Page 189, Block and Lot Number 136-K-40.

Bellevue

15. Nicholas A. Lefcakis
MG-20-000011—\$45,413.23
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 69 Kendall Avenue, Pittsburgh, PA 15202. Deed Book Volume 12564, Page 10. Block and Lot Number 0113-H-00227-0000-00.

62. Travis S. Cowher
MG-17-000384—\$44,213.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 69 Union Avenue, Pittsburgh, PA 15202. Deed Book 10866, Page 238. Block and Lot Number 215-K-231.

66. William Edward Thomas, III and Shelby Lee Ann Thomas

GD-21-003199—\$96,634.06
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two story frame house being known as 614 Monroe Ave., Pittsburgh, PA 15202 Deed Book Volume 13429, Page 376, Block and Lot 160-K-46.

Ben Avon

61. Brian D. Foley
GD-19-018006—\$202,801.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a dwelling being known and numbered as 7219 Perrysville Avenue, Pittsburgh, PA 15202. Deed Book 15150, Page 533. Block and Lot Number 213-D-34.

Brentwood

106. Unknown Heirs of the Estate of Debra Blair; and Unknown Administrators of the Estate of Debra Blair
GD-20-004188—\$37,416.96
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 536 East Garden Road, Pittsburgh, PA 15227. Document Number 2008-27092, Deed Book Volume 13734, Page 63. Block and Lot Number 0188-D-00033-0000-00.

Bridgeville

7. Ronald C. Stalma, Jr.
MG-20-000039—\$103,637.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509, Instrument No. 2007-38896. Block and Lot Number 256-S-10.

Carnegie

76. Lindsey E. Joseph and Christopher A. Goodman
MG-19-001130—\$81,538.32
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 123 Wabash Ave., Carnegie, PA 15106. Deed Book Volume 11207, Page 115. Block and Lot Number 0066-K-00184-0000-00.

82. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of James W. Schulze, Deceased
GD-20-002626—\$43,504.90
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story frame dwelling house and a frame garage being known and numbered as 818 Logan Street, Carnegie, PA 15106. Deed Book Volume 14546, Page 402. Block and Lot Number 102-E-6.

Castle Shannon

12. Brian S. Vogel and Jill E. Vogel a/k/a Jill E. Auth
MG-20-000385—\$97,464.04
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 4225 Greenridge Road, Pittsburgh, PA 15234. Deed Book Volume 12587, Page 77. Block and Lot Number 251-S-60.

26. Alfred Falcione a/k/a Alfred D. Falcione, Jr. and Madeleine Amman
MG-20-000360—\$116,207.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Parcel 1: Having erected thereon a dwelling being known and numbered as 1220 Shady Run Avenue, Pittsburgh, PA 15234 a/k/a 1220 Shady Run Avenue, Castle Shannon, PA 15234. Deed Book Volume 12218, Page 8, Instrument No. 2004-34993. Block and Lot Number 250-C-214.

Parcel 2: Being vacant land being known as Shady Run Avenue, Pittsburgh, PA 15234 a/k/a Shady Run Avenue, Castle Shannon, PA 15234. Deed Book Volume 12218, Page 8, Instrument No. 2004-34993. Block and Lot Number 250-C-214-1.

97. Christina Cardiello, with Notice to Heirs and Assigns
GD-20-010842—\$14,813.12
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3216 Broadway Avenue, Pittsburgh, PA 15234. Deed Book 3703, Page 495. Block and Lot Number 190-L-38.

East Deer

16. Paul E. Losh
GD-20-005586—\$44,248.64
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 323 Freeport Road, Creighton, PA 15030. Deed Book Volume 11755, Page 583. Block and Lot Number 0841-K-00166-0000-00.

Edgewood

67. Patricia Jean Gusic, Administratrix of the Estate of Richard A. Gusic
GD-21-007841—\$77,377.93
Joseph I. Foley, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 225 Chestnut Street, Pittsburgh, Pennsylvania 15218. Deed Book Volume 17283, Page 359, Block & Lot No. 0234-E-00062-0000-00.

Elizabeth Borough

63. Aletha Howard a/k/a Aletha Howard Batch
GD-20-011203—\$19,644.05
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story frame dwelling being known and numbered as 124 Clay Street, Elizabeth, PA 15037. Deed Book 3269, Page 610. Block and Lot Number 1132-E-42.

Franklin Park

20. Jeffrey Siegel a/k/a Jeffrey G. Siegel
MG-20-000443—\$296,237.83
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 1525 West Ingomar Road, Pittsburgh, PA 15237. Deed Book 11540, Page 150. Block and Lot Number 942-G-76.

107. William F. Vogel a/k/a William Vogel, Executor and known heir, devisee, and/or distribute of the Estate of Rose M. Vogel, Deceased, Thomas P. Vogel, in his capacity as known heir, devisee, and/or distribute of the Estate of Rose M. Vogel, Deceased
GD-20-009404—\$123,616.91
Alicia Sandoval, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a residential dwelling being known and numbered as 1503 Terry Lane, Wexford, PA 15090. Deed Book Volume 3519, Page 460. Block and Lot Number 1069-F-207.

Glassport

93. Denise C. Baker
GD-21-008406—\$16,179.81
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 539 Vermont Ave., Glassport, PA 15045. Deed Book 9367, Page 152. Block and Lot Number 558-C-38.

Green Tree

71. Richard A. Sterrett
MG-14-001668—\$93,569.33
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 110 Poplar Street, Pittsburgh, PA 15205. Deed Book Volume 14353, Page 387. Block and Lot Number 0039-M-00194-0000-00.

Homestead

8. Virginia Howard a/k/a Virginia Epps a/k/a Virginia Epps Howard
MG-21-000077—\$30,023.49
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Third Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 313 West 13th Avenue, Homestead, PA 15120. Deed Book Volume 11901, Page 558. Block and Lot Number 131-F-325.

84. Cougar Holdings, Inc.
GD-19-016514—\$16,519.36
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Parcel I: Having erected thereon a brick commercial building known and numbered as 601-611 Amity Street, Homestead, Pennsylvania 15120, Deed Book Volume 16664, Page 401, Block and Lot Number 130-K-83.

Parcel II: Being a 3,952 square foot vacant commercial lot known and numbered as 601-611 Amity Street (lot), Homestead, Pennsylvania 15120, Deed Book Volume 16664, Page 401, Block and Lot Number 130-K-80.

85. Steven J. Vais

GD-20-010424—\$8,790.41
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story single-family old-style frame dwelling known and numbered as 1514 Mifflin Street, Homestead, Pennsylvania 15120, Deed Book Volume 14079, Page 428, Block and Lot Number 131-D-28.

Leetsdale

75. Leonard Smith
GD-20-003144—\$50,199.30
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a dwelling being known and numbered as 189 Beaver Street, Leetsdale, PA 15056. Deed Book Volume 10152, Page 53. Block and Lot Number 0815-N-00065-0000-00.

Liberty

29. Timothy W. Sloss
MG-20-000171—\$105,193.04
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2811 B Street, McKeesport, PA 15133. Deed Book Volume 11167, Page 623. Block and Lot Number 0465-S-00225-0000-00.

102. A Minor, L.R.G., Solely in His Capacity as Heir of Robert Brian Gagich, Deceased, A Minor, W.S.G., Solely in His Capacity as Heir of Robert Brian Gagich, Deceased
GD-21-000615—\$57,509.96
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 308 Latrobe Street, McKeesport, PA 15133. Deed Book 14922, Page 331. Block and Lot Number 465-F-377.

Town of McCandless

1. Rosemarie D. Forlano
MG-18-000051—\$311,483.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Parcel One: Having erected thereon a dwelling being known and numbered as 9540 Valley Road, Pittsburgh, PA 15237. Deed Book 12460, Page 509, Block and Lot Number 824-C-194.

Parcel Two: Having erected thereon a vacant land being known as Valley Road, Pittsburgh, PA 15237. Deed Book 12460, Page 509, Block and Lot Number 824-C-141.

94. Donald W. Short, II

GD-19-015748—\$15,361.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 137 Montclair Ave., Pittsburgh, PA 15237. Deed Book 5805, Page 625. Block and Lot Number 714-R-59.

City of McKeesport

27. Dominick G. Cicchinelli and Brenda S. Cicchinelli
GD-20-004181—\$48,972.39
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a commercial structure being known and numbered as 3915 Maplewood Street, McKeesport, PA 15132. Deed Book 11542, Page 426. Block and Lot Number 555-D-322.

Parcel Two: Having erected thereon vacant land being known and numbered as Greenwood Avenue, McKeesport, PA 15132. Deed Book 11542, Page 426. Block and Lot Number 555-D-103.

30. Geoffrey David Ledford
GD-21-007994—\$57,546.10
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 3603 Miller Avenue, McKeesport, PA 15132 a/k/a 3603 Miller Street, McKeesport, PA 15132. Document Number 2017-31135, Deed Book Volume 16966, Page 502. Block and Lot Number 0380-D-00399-0000-00.

74. Alexandra Juarez
GD-20-002095—\$25,424.53
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2409 Harrison Street, McKeesport, PA 15132. Deed Book Volume 12763, Page 536. Block and Lot Number 0381-S-00212-0000-00.

81. Brian Chandler and Tiffany Chandler
MG-17-000458—\$99,647.80
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a single family dwelling being known and numbered as 419 31st Street, McKeesport, PA 15132. Deed Book Volume 13673, Page 9. Block and Lot Number 464-F-63.

83. Adrian Hrynyk, solely as Heir to the Estate of Valerie Barnes a/k/a Valerie Ann Hrynyk, Deceased and Any/All Known and Unknown Heir(s), Executor(s), Administrator and Devisee(s) of the Estate of Valerie Barnes a/k/a Valerie Ann Hrynyk, Defendants

MG-20-000305—\$71,312.99
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1225 Evans Avenue, McKeesport, PA 15132. Deed Book Volume 10907, Page 348. Block and Lot Number 381-A-103.

103. Ethel M. Acton a/k/a Ethel May Acton
GD-21-008637—\$217,474.80
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward, City of McKeesport: Having erected thereon a dwelling being known and numbered as 804 Park Street, McKeesport, PA 15132, Deed Book Volume 10023, Page 632, Block and Lot 307-M-269.

Monroeville

4. Jill M. Vovaris and Michael V. Vovaris
MG-20-000161—\$77,160.67
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1919 Glencrest Drive, Monroeville, PA 15146. Deed Book 12040, Page 584. Block and Lot Number 639-P-192.

59. John I. Park and Sarah S. Park
MG-21-000130—\$701,530.51
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Parcel No. 1: Being vacant land, known and numbered as Red Oak Court, Monroeville, Pennsylvania 15146. Deed Book Volume 13021, Page 61. Block/Lot Number 744-M-226.

Parcel No. 2: Having erected thereon a two and one-half story dwelling with attached garage, being known and numbered as 326 Red Oak Court, Monroeville, Pennsylvania 15146. Deed Book Volume 13021, Page 61. Block/Lot Number 744-H-310.

Munhall

49. Stanley A. Kreczmer
GD-15-007385—\$5,480.85
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick rowhouse known and numbered as 203 E. 20th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 11503, Page 635, Block and Lot Number 131-H-244.

51. Connie Wiehagen and Vision TCS Contracting
GD-19-016470—\$12,445.83
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a one-story single family frame bungalow known and numbered as 4101 Superior Street, Homestead, Pennsylvania 15120, Deed Book Volume 16542, Page 210, Block and Lot Number 133-H-293.

54. Paul N. Gyurina
GD-20-011484—\$31,072.98
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a one-and-one-half-story old-style single family frame dwelling known and numbered as 614 E. 16th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13140, Page 567, Block and Lot Number 131-D-273.

55. Cynthia L. Johnson
GD-20-011433—\$21,820.79
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story old style frame dwelling known and numbered as 608 E. 13th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 11754, Page 154, Block and Lot Number 130-S-198.

58. Unknown Heirs of Patricia A. Luft, Deceased
GD-19-015964—\$11,776.98
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story old-style single-family frame dwelling known and numbered as 1219 Margaret Street, Homestead, Pennsylvania 15120, Deed Book Volume 5843, Page 547, Block and Lot Number 130-S-321.

79. Joseph M. Sedlak
MG-20-000232—\$84,259.98
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 354 Vine St., Homestead, PA 15120. Deed Book Volume 13025, Page 536. Block and Lot Number 0180-A-00016-0000-00.

86. Unknown Heirs of Shirley Esseny, Deceased
GD-20-012312—\$20,242.45
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Being a 3,300 square foot vacant parcel of land known and numbered as 415 Caroline Street, Homestead, Pennsylvania 15120, Deed Book Volume 6573, Page 628, Block and Lot Number 133-H-125.

North Versailles

5. Kassandra A. Montedoro
MG-18-000349—\$97,304.26
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 651 Overhill Drive, North Versailles, PA 15137. Deed Book 15862, Page 378. Block and Lot Number 459-A-67.

10. Donna Davis, as heir to the Estate of Connie Wiggins, deceased, Cheryl Wiggins, as heir to the Estate of Connie Wiggins, deceased, Leonard Wiggins, Jr., as heir to the Estate of Connie Wiggins, deceased, Robert Wiggins as heir to the Estate of Connie Wiggins, deceased, and The Unknown Heirs of the Estate of Connie Wiggins, deceased

GD-21-000453—\$68,650.00
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 617 Overhill Drive, North Versailles, PA 15137. Deed Book Volume 12134, Page 248, Instrument No. 2004-25489. Block and Lot Number 459-E-182.

11. Dolores May
MG-21-000124—\$61,142.16
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 341 McKee Road, North Versailles, PA 15137. Deed Book Volume 11374, Page 153. Block and Lot Number 646-B-81.

14. Janice Milligan, in Her Capacity as Executrix and Devisee of the Estate of George Milligan a/k/a George Mulligan
GD-19-016278—\$23,518.35
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 3706 Lodge Ave., North Versailles, PA 15137. Deed Book Volume 7726, Page 423. Block and Lot Number 0549-B-00355-0000-00.

40. Loretta J. Perri
GD-19-003798—\$7,800.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel #1: Having erected thereon a two story commercial building known as 501 East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book Volume 8428, Page 34. Block & Lot No. 459-J-38.

Parcel #2: Being thereon vacant commercial land known as East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book Volume 8428, Page 34. Block & Lot No. 459-J-40.

Penn Hills

9. Kristin L. Corr and Michael J. Corr
MG-11-000789—\$82,756.47
Powers Kirn, 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 224 Saylong Drive, Pittsburgh, PA 15235. Deed Book Volume 9474, Page 605. Block and Lot Number 369-S-311.

31. James R. Wilhoit, II a/k/a James Wilhoit
MG-19-001138—\$36,994.26
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 154 Glenfield Drive, Pittsburgh, PA 15235. Document Number 202153523, Deed Book Volume 11418, Page 085. Block and Lot Number 0448-K-00114-0000-00.

95. The Unknown Heirs of Wayne Richard Edwards, Deceased
GD-20-010685—\$14,097.91
Jennifer L. Cerce, Esq.
412-242-4400

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

half story brick veneer dwelling being known and numbered as 149 Rose Ave., Pittsburgh, PA 15235. Deed Book 13144, Page 97. Block and Lot Number 369-S-148.

96. Heather L. Calfo and Nicholas R. Calfo
GD-20-010672—\$14,022.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story dwelling being known and numbered as 650 Valemont Drive, Verona, PA 15147. Deed Book 17288, Page 265. Block and Lot Number 534-N-88.

98. Teresa Nobile and the United States of America
GD-19-002490—\$12,654.65
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 206 University Street, Verona, PA 15147. Deed Book 15066, Page 527. Block and Lot Number 632-B-255.

101. Meredith McConnell, in her capacity as heir of Alexandria R. Simons, Michael Newton Simons, in his capacity as heir to Alexandria R. Simons and Unknown Heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Alexandria R. Simons
MG-19-000230—\$247,842.94
Jonathan M. Etkowicz, Esq.
Alicia Sandoval, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a residential dwelling being known and numbered as 527 Pennview Drive, Pittsburgh, PA 15235. Deed Book Volume 9364, Page 123. Block and Lot Number 451-J-258.

Pine

92. Edward J. Chiodo, Cynthia L. Chiodo and the United States of America
MG-18-000870—\$326,630.04
Danielle M. Dileva, Esq.
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a dwelling being known and numbered 505 Colony Court, Gibsonsia, PA 15044. Deed Book 10211, Page 565. Block and Lot Number 1662-N-2.

Plum

64. Wendy A. Gibson
MG-19-000565—\$62,723.08
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family dwelling being known and numbered as 513 Crestview Drive, Pittsburgh, PA 15239. Deed Book 13773, Page 293. Block and Lot Number 739-B-132.

105. Victoria L. Digiannurio a/k/a Victoria Lynn Digiannurio a/k/a Victoria Digiannurio; Ryan H. Freeman a/k/a Ryan Harold Freeman a/k/a Ryan Freeman
MG-20-000027—\$116,662.25
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 126 Sherrie Drive, Pittsburgh, PA 15239. Document Number 2014-20744, Deed Book Volume 15683, Page 570. Block and Lot Number 0738-C-00234-0000-00.

Port Vue

23. Marjorie C. Diffendal, with Notice to Heirs and Assigns
GD-21-004577—\$28,963.58
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Being all that vacant land known and numbered as Romine Avenue, McKeesport, PA 15133. Deed Book 3800, Page 378. Block and Lot Number 308-R-291.

Scott

91. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Delvon Anderson, Deceased and Michelle Anderson, Solely in Her Capacity as Heir of Delvon Anderson, Deceased
GD-21-003281—\$75,070.52
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 1835 Hughes Street, Bridgeville, PA 15017. Deed Book Volume 8004, page 514, Block and Lot Number 195-C-80.

Swissvale

32. Louis F. Bednarczyk, Jr. a/k/a Loui F. Bednarczyk
MG-20-000172—\$29,896.73
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7515 Ormond Street, Pittsburgh, PA 15218 a/k/a 7515 Ormond Avenue, Pittsburgh, PA 15218. Document Number 28549, Deed Book

Volume 4401, Page 353. Block and Lot Number 0178-M-00022-0000-00.

34. Thomas J. Farrell and Juliette Farrell
MG-15-001715—\$360,868.48
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel 1: Vacant land being known as Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-145.

Parcel 2: Vacant land being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-143.

Parcel 3: Having erected a dwelling being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208, Block and Lot No. 177-N-00144.

90. Donna L. Moon a/k/a Donna L. Ross
MG-19-001279—\$68,285.27
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7701 Francis Street, Pittsburgh, PA 15218 a/k/a 7701 Francis Avenue, Pittsburgh, PA 15218. Deed Book Volume 16169, Page 76, Block & Lot No. 0178-D-00073-0000-00.

Turtle Creek

21. Paula Hutchinson, in Her Capacity as Executrix and Devisee of the Estate of Cyril Dugas a/k/a Cyril P. Dugas and Philip Dugas, in His Capacity as Devisee of the Estate of Cyril Dugas a/k/a Cyril P. Dugas
MG-18-001002—\$36,414.48
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 1627 Oak Avenue Ext., Turtle Creek, PA 15145. Deed Book 17540, Page 382. Block and Lot Number 544-J-130.

Verona

28. Travis W. McDonough a/k/a Travis W. McDonough a/k/a Travis McDonough
MG-20-000022—\$133,380.27
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 736 - 738 1st Street, Verona, PA 15147. Document Number 2012-13890, Deed Book Volume 14911, Page 535. Block and Lot Number 0364-L-00340-0000-00.

West Homestead

56. Herbert J. Strobel, Jr. and James Caterino
GD-21-005286—\$4,162.93
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Being a 915 square foot vacant lot known and numbered as W. 7th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 15460, Page 320, Block and Lot Number 90-D-181.

West Mifflin

13. Kelley J. Todd a/k/a Kelley J. Todd Flaherty a/k/a Kelley J. Flaherty and Known and Unknown Administrators, Heirs, Executors, and/or Devisees of the Estate of Kevin J. Todd, Defendants
MG-19-001222—\$109,193.63
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4624 Greensprings Avenue, West Mifflin, PA 15122. Deed Book Volume 15575, Page 262. Block and Lot Number 238-N-109.

50. Stanley A. Kreczmer
GD-20-012559—\$29,147.29
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story semi-attached single family brick dwelling with integral garage known and numbered as 4419 Inland Avenue, West Mifflin, Pennsylvania 15122, Deed Book Volume 11508, Page 190, Block and Lot Number 238-M-94.

52. Do It Yourself Homes LLC
GD-20-012540—\$21,577.97
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story single family frame ranch dwelling with integral garage known and numbered as 1707 Ohio Avenue, West Mifflin, Pennsylvania 15122, Deed Book Volume 18003, Page 547, Block and Lot Number 305-P-82.

53. Brian Haenze and Denise Haenze
GD-20-008550—\$28,143.47
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel I: Having Erected thereon a brick commercial building consisting of 3.8230 acres known and numbered as 4821 Buttermilk Hollow Road, West Mifflin, Pennsylvania

15122, Deed Book Volume 17487, Page 324, Block and Lot Number 243-P-140.

Parcel II: Being a 17550 square foot vacant lot known as Buttermilk Hollow Road (Vacant Lot), West Mifflin, Pennsylvania 15122, Deed Book Volume 17487, Page 324, Block and Lot Number 243-P-105.

72. David S. Wagner a/k/a David Steven Wagner
MG-19-001151—\$83,133.37
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1700 Highland Avenue, West Mifflin, PA 15122. Deed Book Volume 14805, Page 550. Block and Lot Number 0306-B-00202-0000-00.

78. Lori Gamble
MG-19-001302—\$48,453.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 505 Bellwood Rd., West Mifflin, PA 15122. Deed Book Volume 11347, Page 135. Block and Lot Number 0181-P-00127-0000-00.

87. Chad M. Cherevka
GD-19-015177—\$16,170.26
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel I: Having erected thereon a one-story single family Cape Cod brick dwelling known and numbered as 2002 Homestead Duquesne Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 14775, Page 60, Block and Lot Number 241-D-194.

Parcel II: Being an 11,294 square foot vacant lot known and numbered as 2002 Homestead Duquesne Road (Vacant Lot), West Mifflin, Pennsylvania 15122, Deed Book Volume 14775, Page 60, Block and Lot Number 241-D-193.

89. Thomas Stephen Ignatz and Janet Ignatz
GD-16-015649—\$5,051.28
Gerik Jenco, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story old style single family frame dwelling known and numbered as 3706 Home Street, West Mifflin, Pennsylvania 15122, Deed Book Volume 4596, Page 477, Block and Lot Number 181-H-241.

99. Michael Vellyk
MG-19-001304—\$63,533.32
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 627 McGowan Avenue, West Mifflin, PA 15122 a/k/a 627 McGowan Avenue, Pittsburgh, PA 15122. Document Number 2017-32690, Deed Book Volume 16983, Page 140. Block and Lot Number 0385-H-00042-0000-00.

West View

69. Charles Sheehan
MG-19-001150—\$154,419.63
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 8 Yale Avenue, Pittsburgh, PA 15229. Deed Book Volume 16814, Page 34. Block and Lot Number 0279-G-00243-0000-00.

73. Carolyn Jones, in Her Capacity as Heir of Eugene Jones a/k/a Eugene R. Jones, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eugene Jones a/k/a Eugene R. Jones, Deceased
MG-19-000467—\$88,081.87
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 117 Ridgewood Ave., Pittsburgh, PA 15229. Deed Book Volume 8259, Page 617. Block and Lot Number 0280-L-00095-0000-00.

White Oak

108. Marilyn Shoben
GD-21-007416—\$3,800.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Being thereon vacant land known as Summit Street, McKeesport, PA 15131. Deed Book Volume 12271, Page 544. Block & Lot No. 461-S-66.

Drive, Pittsburgh, PA 15227. Deed Book Volume 14386, Page 177. Block and Lot Number 0138-P-00164-0000-00.

Wilkins

17. Antoinette M. Didiano
MG-17-001346—\$74,316.41
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a one-story frame dwelling being known and numbered as 333 Cline Street, East Pittsburgh, PA 15112. Deed Book Volume 4526, Page 553. Block and Lot Number 373-S-108.

Wilksburg

18. Linda L. Gustine and Frank W. Gustine, Jr.
MG-20-000010—\$37,604.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1305 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 10368, Page 599. Block and Lot Number 233-G-200.

22. Levine Properties
GD-20-009890—\$13,398.96
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a commercial building being known and numbered as 1679 Laketon Road, Pittsburgh, PA 15221. Deed Book 16019, Page 96. Block and Lot Number 232-H-201.

44. Ray Como, Trustee of Land Trust 3 Wood
GD-20-007432—\$8,595.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two story commercial building with apartments over being known as 722 Wood Street, Pittsburgh, PA 15221. Deed Book Volume 13906, Page 188. Block & Lot No. 176-D-136.

47. Devin L. Gastion, with Notice to Heirs and Assigns
GD-21-002506—\$17,837.92
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 509 Reed Street, Pittsburgh, PA 15221. Deed Book 13887, Page 589. Block and Lot Number 233-L-44.

Wilmerding

68. Sean Kerrigan
MG-21-000005—\$32,913.21
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilmerding: Having currently erected thereon a single family dwelling being known as 418 Middle Avenue, Wilmerding, PA 15148, Deed Book 13059 Page 99 Block and Lot 0545-R-0387-0000-00.

Pittsburgh—2nd Ward

35. Chesapeake Freestate Holdings LLC
GD-16-008401—\$22,601.95
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a condominium unit containing 18 units being known as 320 Fort Duquesne Boulevard, Pittsburgh, PA 15222. Deed Book Volume 13483, Page 220. Block & Lot No. 1-C-1661-E031.

39. Chesapeake Freestate Holdings LLC
GD-16-008400—\$31,800.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a condominium unit containing 26 units being known as 320 Fort Duquesne Boulevard, Suite 325, Pittsburgh, PA 15222. Deed Book Volume 13483, Page 220. Block & Lot No. 1-C-1661-B038.

46. Chesapeake Freestate Holdings LLC
GD-16-008395—\$49,570.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a condominium unit containing 33 units being known as 320 Fort Duquesne Boulevard, Pittsburgh, PA 15222. Deed Book Volume 13483, Page 220. Block & Lot No. 1-C-1661-A038.

Pittsburgh—6th Ward

104. Richard Zielanski
MG-20-000149—\$29,260.85
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2920 Leander St., Pittsburgh, PA 15219, Deed Book Volume 11161, Page 463, Block and Lot 25-S-72.

Pittsburgh—8th Ward

36. Joseph M. Catania and Kathleen Catania
GD-20-002054—\$14,874.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 8: Parcel #1: Having erected thereon a three story commercial building known as 4700 Penn Avenue, Pittsburgh, PA 15224. Deed Book Volume 12366, Page 254. Block & Lot No. 50-J-120.

Parcel #2: Having erected thereon a three story commercial building known as 4702 Penn Avenue, Pittsburgh, PA 15224. Deed Book Volume 12366, Page 254. Block & Lot No. 50-J-121.

Pittsburgh—10th Ward

100. Alfredo F. Russo
MG-19-000373—\$55,188.26
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1711 Morningside Avenue, Pittsburgh, PA 15206. Deed Book Volume 15844, Page 313. Block and Lot Number 0121-K-00041-0000-00.

Pittsburgh—12th Ward

38. Silver Lake Associates
GD-20-001385—\$21,618.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a one story industrial light manufacturing building being known as 10 Silver Lake Drive, Pittsburgh, PA 15206. Deed Book Volume 8713, Page 287. Block & Lot No. 125-D-225.

Pittsburgh—13th Ward

43. Annette Angel
GD-20-002492—\$38,424.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon an industrial mini warehouse being known as 8030 Bennett Street, Pittsburgh, PA 15221. Deed Book Volume 18266, Page 531. Block & Lot No. 231-N-235.

Pittsburgh—17th Ward

41. Building at 1109 LLC
GD-18-000568—\$46,633.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a three story commercial retail building being known as 1109 East Carson Street, Pittsburgh, PA 15203. Deed Book Volume 13971, Page Number 90, Block and Lot Number 3-G-146.

42. 44 Pius LP
GD-20-001477—\$5,609.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a four story commercial church building being known as 44 Pius Street, Pittsburgh, PA 15203. Deed Book Volume 15533, Page 377. Block & Lot No. 3-S-164.

Pittsburgh—18th Ward

60. The Unknown Heirs of Mary H. Worthy, Deceased, Angela Michelle Morgan a/k/a Angie Morgan, Solely in Her Capacity as Heir of Mary H. Worthy, Deceased, Kenneth E. Morgan, Solely in His Capacity as Heir of Mary H. Worthy, Deceased

GD-19-013754—\$35,326.19
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 512 Delmont Avenue, Pittsburgh, PA 15210. Deed Book 11819, Page 541. Block and Lot Number 15-L-258.

Pittsburgh—24th Ward

6. Unknown Heirs of Theresa Urbanec, Deceased
GD-21-002846—\$54,053.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1825 Rialto Street, Pittsburgh, PA 15212. Deed Book 6032, Page 631. Block and Lot Number 47-M-211.

Pittsburgh—27th Ward

3. The Unknown Heirs of Cathlyn Yvonne Muldrow, Deceased and Wayne Muldrow Solely in His Capacity as Heir of Cathlyn Yvonne Muldrow, Deceased

MG-19-001288—\$31,516.95
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2713 Brighton Road, Pittsburgh, PA 15212. Deed Book 10119, Page 10. Block and Lot Number 45-B-225.

24. Sahara Bey
MG-17-000293—\$56,051.32
Powers Kim, LLC
215-942-2090

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 3238 Richardson Avenue, Pittsburgh, PA 15212. Deed Book Volume 13115, Page 339. Block and Lot Number 75-M-20.

25. Jill L. McGlothlin a/k/a Jill L. McGlothlin
MG-21-000096—\$55,354.59
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 3604 Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 114-S-302.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 3604 Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 114-S-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
Dec 9, 2021
Dec 10, 17, 23, 2021

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Pittsburgh Water & Sewer Authority vs Sanner Barbara D; GD-21-014578; Municipal Lien; Municipal Lien; 3995.29; Atty(s): Barkley Shannon F

Commonwealth of PA Department of Transportation vs Unknown Owner, Unknown Owner; GD-21-014579; Declaration of Taking; Petition Initiating Case; Atty(s): Pro Se

Pittsburgh Water & Sewer Authority vs Baum Haus Holdings LLC; GD-21-014580; Municipal Lien; Municipal Lien; 1242.27; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Laney Charmaine, Laney Michele; GD-21-014582; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Fink Dale R., Fink Mercedes A; GD-21-014583; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Sharpe Eric, Sharpe Jeanne M; GD-21-014584; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

S&E Utility Contracting Inc. vs Oakmont Water Authority; GD-21-014585; Contract - Other; Complaint; Atty(s): Cerrone Jr. Danny P

Pittsburgh Water & Sewer Authority vs Martin Gertrude; GD-21-014586; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Alzamili Hussein G; GD-21-014587; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs RFS Investments Inc; GD-21-014588; Municipal Lien; Municipal Lien; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Helba Ryan; GD-21-014589; Municipal Lien; Municipal Lien; 961.07; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Dawson Trina D; GD-21-014590; Municipal Lien; Municipal Lien; 2222.40; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Dang Tuyen Thimong; GD-21-014591; Municipal Lien; Municipal Lien; 13674.83; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Williams Vanessa C; GD-21-014592; Municipal Lien; Municipal Lien; 1499.01; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Eskridge Virginia Cook; GD-21-014593; Municipal Lien; Municipal Lien; 1848.46; Atty(s): Barkley Shannon F

Hronakes Gina vs Kelly Lauren; GD-21-014594; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Murphy Howard F.

Discover Bank vs Baker Danny; GD-21-014595; Foreign Judgment; Notice of Judgment Mailed; 3362.04; Atty(s): Molczan William T

Carnegie Mellon University vs FJ Busse Company Inc.; GD-21-014596; No Lien Agreement; Certificate of Location; Atty(s): McNulty Daniel

Martin Amanda vs Fedash Marcie; GD-21-014597; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Murphy Howard F.

Dearbeck Justin vs Fifth/Shady Limited Partnership, Royal Garden Apartments, Colebrook Management LLC; GD-21-014598; Against Property Owner; Complaint; Atty(s): Elsen Eve M.

KS Max Property LLC, Johnson Renee vs Congress Property LLC; GD-21-014599; Contract - Buyer Plaintiff; Complaint; Atty(s): Casper Mark E.

Reddy Vardhan, Reddy Jayasri vs Dollar Bank Federal Savings Bank; GD-21-014600; Contract - Other; Complaint; Atty(s): Levicoff Avrum

Cherwinko Christina, Cherwinko Stephen vs City of Pittsburgh, City of Pittsburgh Police, City of Pittsburgh Department of Public Safety, McArdle Kevin Officer; GD-21-014601; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Houck David K

Meadows Brian, Meadows Sonya vs DeFrance Alexandra; GD-21-014602; Motor Vehicle Accident; Complaint; Atty(s): Orstein Jephthah M.

Conrad Mark D. vs Hugney Sean P.; GD-21-014603; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Conboy Timothy

North Allegheny School District vs O'Halloran Patrick G., O'Halloran Patricia M.; GD-21-014604; Sci Fa sur Tax Lien; Praecepte - Sci Fa sur Tax Lien; Atty(s): Cerce Jennifer L.

Commonwealth of PA Department of Labor & Industry vs Scaff Michael; GD-21-101698; Unemployment Compensation Lien; Unemployment Compensation Lien; 1517.12

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 3)

Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416A

Forward Management LLC vs Colton McCuen; LT-21-000541; D-atty: Pro Se; Award stating see award at LT-21-000459. Case Consolidated at LT-21-459. Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416A

Badnick vs Hatfield; AR-21-004454; P-atty: Pro Se; D-atty: Pro Se; Award Draw Award in favor Defendant, Shannon Hatfield, in the amount of \$3,000.00 on Defendant's counterclaim. Award in favor Plaintiff, James Badnick, in the amount of \$3,000.00 on Plaintiff's claim. Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416

Kay vs Barnhouse; CT-21-000006; P-atty: Pro Se; D-atty: Thomas A. Will; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$16,400.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416

Frazier Trust vs Fields; LT-20-000018; P-atty: Drew G. Miller, William J. Labovitz; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416A

Avid Management Group L.P. vs Humphries; LT-21-000018; P-atty: Emmanuel S. Anthon; D-atty: Pro Se; Award for Defendant

BCJ Management L.P. vs Audain; LT-21-000033; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award for Defendant/Plaintiff Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$1,490.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416A

Reginella Corporation vs Goins; LT-21-000067; P-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39416

Brandyvine Agency Inc. vs Thomas; LT-21-000316; P-atty: Beverly A. Block, Marcie J. Solomon; D-atty: Matthew A. Bole; Award for Plaintiff on claims: for possession based on end of lease term, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$5,422.00-\$2,922.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds), and \$2,500.00 attorney's fees. Dated 12/02/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YY. Arbitration Board #39415

Synchrony Bank vs Dumont; AR-21-003534; P-atty: Gregg L. Morris; D-atty: Jan I. Medoff; Award for Plaintiff in the amount of \$7,125.36, and against Defendant. Dated 12/03/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39418

TD Bank USA N.A. vs Seals; AR-21-003553; P-atty: Gregg L. Morris; Award Ex Parte in favor of the Plaintiff, TD Bank in the amount of \$5,688.09 and against Defendant. Defendant Seals not appearing at 10:28 a.m. Dated 12/03/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39418

State Farm, et al vs Port Authority of Allegheny; AR-21-002318; P-atty: Robert W. Allen; D-atty: Roger W. Foley Jr.; Award for Defendant Port Authority of Allegheny County on Plaintiff's claim. We find in favor of counterclaim Defendant Port Authority in the amount of \$1,047.70 against Plaintiff State Farm. Dated 12/03/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39417

R.I. Lampus Company vs Piole; AR-21-003465; P-atty: Raymond P. Wendolowski Jr.; D-atty: Pro Se; Award for Defendant Dated 12/03/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39417

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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:

Du Pilka, Janet P., deceased, of Oakdale, PA. No. 08456 of 2021. Georgene Dodd, Extr., 3324 Kenmore Drive, Sarasota, FL 34231 or to Sarah A. Scott, Esq., 375 Valley Brook Road, Suite 112, McMurray, PA 15317. 21-01948w Dec 10, 17, 23, 2021

Ebbert, Bridget Teresa, deceased, of Allison Park, PA. No. 08536 of 2021. Thomas J. Ebbert, Admr., 4030 Gwynedd Drive, Allison Park, PA 15101 or to Edward F. Voelker, Jr., Esq., Voelker & Associates, P.C., Hampton Stoneworks Professional Bldg., 3960 Rte. 8, Ste. 200, Allison Park, PA 15101. 21-04745 Dec 10, 17, 23, 2021

Fulwood, Leola B., deceased, of Clairton, PA. No. 08265 of 2021. Deverdine Fulwood, Admr., c/o Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236. 21-04747 Dec 10, 17, 23, 2021

Halper, Jean B., deceased, of Ross Township, PA. No. 08489 of 2021. Craig Halper, Extr., 130 Cherrington Drive, Pittsburgh, PA 15237 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., Pittsburgh, PA 15219. 21-04746 Dec 10, 17, 23, 2021

Heasley, Joseph R., deceased, of West Mifflin, PA. No. 08685 of 2021. Carol Mancuso, Extr., c/o Jason R. Johns, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219. 21-01954w Dec 10, 17, 23, 2021

Henke, Robert R., deceased, of Scott Township, PA. No. 01691 of 2016. Judith Ann Webster, Extr., 200 Railroad Ave., Apt. 208, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106. 21-04750 Dec 10, 17, 23, 2021

Huber, Elizabeth Ann, deceased, of Pittsburgh, PA. No. 08632 of 2021. Kathleen M. Cheney, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237. 21-01949w Dec 10, 17, 23, 2021

Kabbert, Richard Joseph, deceased, of Ross Township, PA. No. 8600 of 2021. Kathleen Dawn Kabbert, Extr., 107 Radcliff Drive, Pittsburgh, PA 15237 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039. 21-04748 Dec 10, 17, 23, 2021

Kopy, Stephen Ronald, deceased, of Bethel Park, PA. No. 08515 of 2021. Sharon M. Kopy, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215. 21-04751 Dec 10, 17, 23, 2021

Palmieri, Clementina, deceased, of Oakdale, PA. No. 08629 of 2021. George C. Palmieri, Extr., 3049 Old Oakdale Road, McDonald, PA 15057 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071. 21-01955w Dec 10, 17, 23, 2021

Rosiak, Catherine M., deceased, of Pittsburgh, PA. No. 02896 of 2021. Ronald P. Rosiak, Extr., 2401 Jane Street, Pittsburgh, PA 15203 or to Allan J. Opsitnick, Esq., Opsitnick & Associates, 564 Forbes Avenue, Suite 1201, Pittsburgh, PA 15219. 21-01943w Dec 10, 17, 23, 2021

Vrabel, Joseph S., deceased, of White Oak, PA. No. 08313 of 2021. Kurt K. Pawlak, Extr., 133 Penncrest Circle, White Oak, PA 15131 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131. 21-04749 Dec 10, 17, 23, 2021

Wheat, William Ellis, deceased, of Monroeville, PA. No. 8703 of 2021. Teresa Wright, Extr., 2400 Tilbrook Road, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146. 21-01947w Dec 10, 17, 23, 2021

Woodring, Linda L., deceased, of McKeesport, PA. No. 08367 of 2021. Tish Grimm, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215. 21-04752 Dec 10, 17, 23, 2021

Yunt, Jr., George J., deceased, of Tarentum, PA. No. 08614 of 2021. Susan L. Janssen, Admr., 308 Forestwood Drive, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101. 21-01944w Dec 10, 17, 23, 2021

Balog, Alexander K. a/k/a Alexander Kalman Balog, deceased, of McKeesport, PA. No. 08041 of 2021. Terry Wilt, Admr., 821 Walnut St., McKeesport, PA 15132 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317. 21-04631 Dec 3, 10, 17, 2021

Baur, Lois J., deceased, of Richland Township, PA. No. 08570 of 2021. Richard P. Baur, Extr., 150 Manor Rd., Wexford, PA

15090 or to Russell C. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101. 21-01915w Dec 3, 10, 17, 2021

Bruno, Albert A., deceased, of Penn Hills, PA. No. 8395 of 2021. Marlen Bocian, Extr., 6920 Verona Street, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039. 21-04641 Dec 3, 10, 17, 2021

Clouner, Marianne T., deceased, of Ross Township, PA. No. 07994 of 2021. Judith Ann Gorman, Co-Extr., 205 Katherine Drive, Cranberry Township, PA 16066 and Lee Edward Clouner, Co-Extr., 152 Hampshire Drive, Cranberry Township, PA 16066. 21-04632 Dec 3, 10, 17, 2021

Daley, Edward a/k/a Edward R. Daley, deceased, of Pittsburgh, PA. No. 07810 of 2021. Kenneth Boehm, Extr., 109 Peony Avenue, Pittsburgh, PA 15229 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226. 21-04639 Dec 3, 10, 17, 2021

Delien, Sr., Harry W., deceased, of Shaler Township, PA. No. 8349 of 2021. Melissa L. Delien, Extr., c/o James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229. 21-04637 Dec 3, 10, 17, 2021

DePasquale, Donato, deceased, of Bethel Park, PA. No. 08343 of 2021. Maria C. Wright, Extr., 5017 Dolores Drive, Pittsburgh, PA 15227 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234. 21-04636 Dec 3, 10, 17, 2021

Handler, Melinda S., deceased, of Pittsburgh, PA. No. 08087 of 2021. Richard S. Handler, Extr., 5802 Northumberland Street, Pittsburgh, PA 15217 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. 21-04634 Dec 3, 10, 17, 2021

Kirchner, Deborah Joann, deceased, of Pittsburgh, PA. No. 08565 of 2021. Zan Ivan Hodzic, Admr. and Atty., Hodzic & Porach LLC, 1100 Washington Avenue, Suite 209, Carnegie, PA 15106. 21-01916w Dec 3, 10, 17, 2021

Kosmal, Reed a/k/a Reed P. Kosmal, deceased, of Pittsburgh, PA. No. 08319 of 2021. Jennifer L. Miceli, Extr., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782. 21-04640 Dec 3, 10, 17, 2021

Krebs, Margaret H., deceased, of Pittsburgh, PA. No. 03382 of 2021. Robert Lester Krebs, Admr., 1244 Stoltz Road, Bethel Park, PA 15102 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241. 21-04630 Dec 3, 10, 17, 2021

Kurhansky, Stephen, deceased, of Pittsburgh, PA. No. 06993 of 2021. Timothy S. Kurhansky, Admr., 2701 Robbins Station Road, North Huntingdon, PA 15642 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234. 21-04635 Dec 3, 10, 17, 2021

Lenkner, Sr., Dennis A., deceased, of Pittsburgh, PA. No. 08560 of 2021. Dennis A. Lenkner, Jr., Extr., 914 Shadycrest Rd., Pittsburgh, PA 15216 or to Ross M. Thompson, Esq., Thompson Law, LLC, P.O. Box 304, Slippery Rock, PA 16057. 21-01919w Dec 3, 10, 17, 2021

Mrvos, Sally, deceased, of Oakmont, PA. No. 08063 of 2021. Mara Mrvos, Co-Extr., 317 S. Dallas Avenue, Pittsburgh, PA 15208 and Diana Mrvos Rath, Co-Extr., 400 Fairview Road, Pittsburgh, PA 15238 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. 21-04627 Dec 3, 10, 17, 2021

Mullen, Thomas, deceased, of Pittsburgh, PA. No. 08315 of 2021. Mary Jane Mullen, Extr., 5253 Carnegie Street, Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219. 21-04629 Dec 3, 10, 17, 2021

Russaw, Randy Susan, deceased, of Pittsburgh, PA. No. 07289 of 2021. Charles Settles, Admr., 1521 Brighton Place, Apt. 1, Pittsburgh, PA 15212 or to Lori Capone, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219. 21-04638 Dec 3, 10, 17, 2021

Sardineer, Ronald W., deceased, of Castle Shannon, PA. No. 08335 of 2021. Katherine Sardineer, Extr., 3052 Canbet Drive, Pittsburgh, PA 15234 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234. 21-04633 Dec 3, 10, 17, 2021

Scarpaci, Anne Welsh, deceased, of Pittsburgh, PA. No. 08593 of 2021. Michael Scarpaci, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219. 21-01918w Dec 3, 10, 17, 2021

Articles of Incorporation Business Corporation

Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Baby Doll Beef, Inc. 21-01945w Dec 10, 2021

Articles of Incorporation Business Corporation

Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Veaux, Ltd. 21-01946w Dec 10, 2021

Articles of Incorporation Business Corporation

Maria E. Soohy, Esq., Construction & Healthcare Consultants, 209 Sigma Drive, Pittsburgh, PA 15238. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Grane PBM, Inc. 21-01951w Dec 10, 2021

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on December 1, 2021, with respect to a nonprofit corporation, Doctor Oz for Senate, which has been incorporated under the Nonprofit Corporation Law of 1988. 21-04785 Dec 10, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD 21-13393. In re: Petition of Nichole Marie Froehlich, parent(s) and Legal guardian(s) of Bjorn Ernst for change of name to Bjorn Richard Froehlich. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 22, 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. 21-01950w Dec 10, 2021

Notice

Court of Common Pleas Allegheny County Case No. GD-19-010535 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eileen C. Beron, deceased, and Joseph Beron, Known Heir of Eileen C. Beron, deceased Notice Of Sheriff's Sale Of Real Property To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eileen C. Beron, deceased 77 Kendall Avenue Pittsburgh, PA 15202

This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property. Your house (real estate) at: 77 Kendall Avenue, Pittsburgh, PA 15202, Parcel # 0113-H-00223-0000-00, is scheduled to be sold at Sheriff's Sale on February 7, 2022 at 9:00 A.M., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$86,537.05 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$88,713.48.

Further, due to COVID-19 Pandemic and to fully comply with State and Local City Regulations, this public sale will be conducted via Virtual Technology. For further information to attend or participate in this public sale, please contact the Allegheny County Sheriff's Office at 412-350-4704 or visit our website at sheriffalleghenycounty.com Notice of Owner's Rights You May Be Able To Prevent This Sheriff's Sale To prevent this Sheriff's Sale you must take immediate action: The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys' fees due. To find out how much you must pay, you may call: (610) 278-6800.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 2. You may be able to stop the sale through other legal proceedings. 3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below of how to obtain an attorney.) You May Still Be Able To Save Your Property And You Have Other Rights Even If The Sheriff's Sale Does Take Place.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder.

You may find out the price bid by calling (610) 278-6800.

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

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at: 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

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

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

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

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

Allegheny County Bar Association Koppers Suite 400, 436 7th Pittsburgh, PA 15219 412-261-5555

Neighborhood Legal Service Association 928 Penn Avenue Pittsburgh, PA 15222 412-255-6700

LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Kristen D. Little, PA I.D. No. 79992; Alison H. Tulio, PA I.D. No. 87075; Elizabeth L. Wassail, PA I.D. No. 77788; Leslie J. Rase, PA I.D. No. 58365, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, Telephone: (610) 278-6800, E-Mail: pahelp@logs.com, LLG File No. 19-062751

21-04483 Dec 10, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Wills/Orphans' Court Division; No. 02-21-08802 In Re: Estate of Andrew James Jackson, Deceased.

A Citation has been issued to Paula Scott, wife of Andrew James Jackson, deceased to show cause why the Last Will and Testament of Andrew James Jackson should not be admitted to probate. The Citation is returnable on or before January 3, 2022. Service of the Rule is being effected via publication by Order entered on December 6, 2021.

If you wish to answer, you must enter a written appearance personally or by attorney and file your answer 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. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service Allegheny County Bar Association 4th Floor, Koppers Building 436 Seventh Avenue Pittsburgh, PA 15219 Telephone: (412) 261-5555

21-04836 Dec 10, 2021

Meeting Notice

Pursuant to the provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 PL 729, No. 93 §1, notice is hereby given that the Allegheny County Airport Authority Board and Committee meetings scheduled for Friday, December 17, 2021, will be held virtually through Webex. For more information visit: flypittsburgh.com/decemberboard; and, in person - Conference Room "A," Fourth Floor Mezzanine Level, Landside Terminal, of the Pittsburgh International Airport beginning at 10:00 a.m.

Solicitor Jeffrey W. Letwin, Esq.

21-04842 Dec 10, 2021

Notice of Action in Mortgage Foreclosure

Court of Common Pleas Allegheny County, PA Civil Action-Law NO. GD-21-008892

Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2007-AMC2, U.S. Bank National Association, As Trustee, Plaintiff v.

Christina L. Penska, as Administratrix and Heir of the Estate of Jean Ann Esseny Hughes a/k/a Jean Esseny Hughes a/k/a Jean E. Hughes et al, Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jean Ann Esseny Hughes a/k/a Jean Esseny Hughes a/k/a Jean E. Hughes Defendant(s), 4438 Woodhill Dr., Homestead, PA 15120 Complaint in Mortgage Foreclosure

You are hereby notified that Plaintiff, Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2007-AMC2, U.S. Bank National Association, As Trustee, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-21-008892, seeking to foreclose the mortgage secured on your property located, 4438 Woodhill Dr., Homestead, PA 15120.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff Jenine Davey, Esq. ID No. 87077, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

21-04783 Dec 10, 2021

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Celebrate the Season
with the ACBA

Network and celebrate the season with your fellow colleagues at the numerous Allegheny County Bar Association holiday events being thrown this year.

Visit ACBA.org/HolidayParties to view all the ACBA events, register and more.