

CR-0002437-24; Dylan Farer; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009463-23; Maurice Donald McCray; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0003913-18; Jasmine Eda Whitman; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**Judge Randal B. Todd
Courtroom 310**

CR-0008075-23; James Clarke; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0000583-23; Joseph Davis III; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0000585-15; Ladonna J. Dixon; Fraud Obt Foodstamps/Assistance; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0008784-23; Ricky Fields Jr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0005897-22; Katelynn Giles-Lowry; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0002877-23; Dakota Jeffrey Halcomb; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ralph David Karsh**

CR-0008942-23; Indigo Michelle Hymes; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0003280-23; Clayton McCray; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0008032-23; Amber Leigh McKewen; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0004096-23; Latoya Porter; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Owen Matthew Seman**

CR-0000877-24; Ryan Scott Ruckman Sr.; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William E. Stockey**

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, 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 Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Tuesday, September 3, 2024 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. 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 TUESDAY, SEPTEMBER 3, 2024 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. WEDNESDAY, SEPTEMBER 4, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 9, 2024 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 AND 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 475.

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:

SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"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

10. Joseph Michael Senoski and Carolyn Krachkowski, Known Heirs of, Maryann Senoski, Deceased, and All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest, From or Under Maryann Senoski, Deceased

GD-23-013132—\$17,856.75

John E. Hosa, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a residential dwelling known and numbered as 104 Harrison Avenue, Pittsburgh, Pennsylvania 15202, Deed Book Volume 9863, Page 516, Block and Lot 159-C-198.

Baldwin Borough

36. Brooke Austin Pillsbury and Michael F. Archer, Jr.

MG-23-000715—\$87,665.10
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a condominium unit in Macassar Gardens being known and numbered as 345 Macassar Drive, Pittsburgh, PA 15236. Deed Book Volume 13276, Page 176. Block and Lot Number 389-A-110-345.

Bethel Park

23. Gabriella Lamantia, in His Capacity as Heir of Roy Vachino; Anthony Vachino, in His Capacity as Heir of Roy Vachino; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Roy Vachino

GD-23-012301—\$54,702.44

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3586 South Park Road, Bethel Park, PA 15102. Deed Book Volume 13130, Page 12. Block and Lot 0667-A-00040-0000-00.

65. Estate of Orene King, deceased, last record owner/mortgagor; Louis King, Jr., known heir of Orene King; Linda King-Beasley, known heir of Orene King; and Unknown heirs, devisees and personal representatives of Orene King and his, her, their or any of their successors in right, title and interest

MG-22-000976—\$242,897.59
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick dwelling being known and numbered as 5851 Kings School Road, Bethel Park, PA 15102. Deed Book Volume 3826, Page 554. Block and Lot Number 665-N-200.

Braddock Hills

60. Paul J. Byzek, Executor of the Estate of Laverne M. Byzek

GD-24-003482—\$59,044.04
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a mobile home dwelling known as 1000 Garfield Avenue, Pittsburgh, PA 15221. Deed Book Volume 11584, Page 093, Block and Lot Number 300-E-245.

Carnegie

7. Jammie Barnes

MG-24-000212—\$151,337.07
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being

known and numbered as 602 Hulton Street, Carnegie, PA 15106. Deed Book 17766, Page 367. Block and Lot Number 102-A-277.

Castle Shannon

8. Mark D. Hutchin and Shantel M. Hutchin
MG-20-000401—\$86,212.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

Borough of Chalfant

51. The Unknown Successor Trustee(s) of the Anna M. Reabe Revocable Trust
GD-23-004332—\$4,538.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one story brick house being known as 125 Wilkins Avenue, East Pittsburgh, PA 15112. Deed Book Volume 11266, Page 568. Block & Lot No. 374-H-14.

Churchill

39. Bernice Warfield and Aaron G. Payne
GD-14-005263—\$300,472.11
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 20 Thornycroft Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13861, Page 432. Block and Lot Number 0297-R-00200-0000-00.

Coraopolis

24. Claire V. Borlak, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; William J. Sangaila-Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Lauren Rodrigues, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Alexander Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Erin Borlak a/k/a Erin Uhig, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Borlak a/k/a William J. Borlak, Sr.
MG-23-000573—\$80,673.08
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1356 4th Ave., Coraopolis, PA 15108. Deed Book Volume 11855, Page 24. Block and Lot 0342-L-00189-0000-00.

Crafton

44. Greicon Properties Company, LLC
GD-23-011511—\$2,493.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story commercial office building known as 21 White Avenue,

Pittsburgh, PA 15205. Deed Book Volume 12721, Page 508. Block & Lot No. 69-S-33.

46. Edward J. Rodgers, Jr.
GD-22-015402—\$2,828.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story brick house known as 15 Lyons Street, Pittsburgh, PA 15205. Deed Book Volume 7824, Page 95. Block & Lot No. 69-M-32.

47. Yalla LLC
GD-23-011087—\$2,778.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a three family, two story frame house known as 8 Harrison Street, Pittsburgh, PA 15205. Deed Book Volume 18071, Page 585. Block & Lot No. 68-D-132.

Edgewood

52. Jay Steinitz and Shauna Tallentire
GD-23-008530—\$7,047.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Parcel # 1: Having erected thereon a two and a half story masonry frame house being known as 147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-263.

Parcel #2: Being thereon vacant residential land known as 147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-262.

Forward

31. The Unknown Heirs of Mary Jane Lorber, Deceased
GD-23-011123—\$13,663.31
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 88 Ridge Rd., Monongahela, PA 15063. Deed Book 5417, Page 545. Block and Lot Number 2088-N-275.

70. William V. Webb and Jacqueline K. Franciscus a/k/a Jacqueline Kay Webb
GD-23-011261—\$12,807.23
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 2824 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 7515, Page 107. Block and Lot Number 1909-A-268.

Glassport

63. Joanne Ruffing
GD-16-007378—\$4,209.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house being known as 401 Euclid Avenue, Glassport, PA 15045. Deed Book Volume 5384, Page 39. Block & Lot No. 467-L-155.

Green Tree

34. The Unknown Heirs of Marie H. Schwartz, Deceased

GD-24-000524—\$21,962.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a commercial restaurant, cafe and/or bar building, being known and numbered as 2331 Noblestown Road, Pittsburgh, PA 15205. Deed Book 5638, Page 363. Block and Lot Number 39-L-356.

Hampton

6. Lindsay Ann Kneppshield a/k/a Lindsay Kneppshield
MG-24-000224—\$126,331.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 3133 Camberly Drive, Gibsonia, PA 15044. Deed Book 17566, Page 424. Block and Lot Number 1355-M-37.

Harrison

82. Shawn Holfielder
MG-23-000283—\$54,744.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 6220 Freeport Road, Freeport, PA 16229. Deed Book Volume 13138, Page 56. Block and Lot 2204-D-00037-0000-00.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Vacant land being known as Freeport Road, Freeport, PA 16229. Deed Book Volume 13138, Page 56. Block and Lot 2395-S-00147-0000-00.

Homestead

62. Robert Jacobs and Geraldine Jacobs
GD-05-020328—\$5,687.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story brick house being known as 354 West 12th Avenue, Homestead, PA 15120. Deed Book Volume 6217, Page 557. Block & Lot 131-E-317.

Indiana

61. Robert C. McMunn, Jr., Known Heir or Assign of Alma McMunn, Deceased & the Unknown Heirs and Assigns of Alma M. McMunn, Deceased
GD-21-011966—\$4,724.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story frame house being known as 391 Rich Hill Road, Cheswick, PA 15024. Deed Book Volume 6194, Page 145. Block & Lot No. 837-K-153.

Ingram

50. Greicon Properties Company, LLC
GD-23-010987—\$2,460.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two story, two family frame house known as 7 East

Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 18685, Page 246. Block & Lot No. 41-N-206.

Kennedy

18. Nancy E. Motz Cosnotti
MG-22-000772—\$104,243.23
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 12 Brentwood Drive, McKees Rocks, PA 15136. Deed Book Volume 17477, Page 237. Block and Lot 0155-G-00250-0000-00.

Marshall

53. Connie S. Moreno and Victor Adolfo Moreno
GD-22-003450—\$3,051.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a two story frame house being known as 135 Short Line Lane, Wexford, PA 15090. Deed Book Volume 11542, Page 190. Block & Lot 1657-M-5.

McKees Rocks

15. Margaret Frances Ligons a/k/a Margaret Frances Turner, Solely in Her Capacity as Heir of Josephine Turner, Deceased, the Unknown Heirs of Josephine Turner Deceased, Joseph A. Turner Solely in His Capacity as Heir of Josephine Turner, Deceased, William E. Turner Solely in His Capacity as Heir of Josephine Turner, Deceased, Terri L. Turner Solely in Her Capacity as Heir of Josephine Turner, Deceased, Janet R. Turner Solely in Her Capacity as Heir of Josephine Turner, Deceased
MG-24-000158—\$6,564.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1238 Church Avenue, McKees Rocks, PA 15136. Deed Book 9981, Page 342. Block and Lot Number 72-R-94.

37. Jen Levitzki, Known Surviving Heir of Antonio C. Pantelis, James Pantelis, Known Surviving Heir of Antonio C. Pantelis, Chris Pantelis, Known Surviving Heir of Antonio C. Pantelis, and Unknown Surviving Heirs of Antonio C. Pantelis
GD-22-015224—\$108,080.09
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 13 Schoen Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17154, Page 449. Block and Lot Number 0074-S-00050-0000-00.

80. Candace Vicario
MG-24-000078—\$34,605.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 406 Grove Street, McKees Rocks, PA 15136. Deed Book Volume 12608, Page 23. Block and Lot 0072-G-00195-0000-00.

Monroeville

- 59. Darryl L. Mays, Administrator of the Estate of Clarence F. Mays, Deceased**
GD-23-005791—\$5,932.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one and one half story masonry frame house being known as 736 Patton Street Extension, Monroeville, PA 15146. Deed Book Volume 17305, Page 350. Block & Lot No. 544-R-18.

Moon

- 28. Ricco Bronaugh, Alyssa Blose, David Blose, Jr., Known Heirs of the Estate of David Blose and The Unknown Heirs, Executors and/or Administrators of the Estate of David Blose**

MG-24-000169—\$20,107.54
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known as 393 Cedar Drive, Coraopolis, PA 15108. Deed Book Volume 13741, Page 370. Block and Lot Number 505-S-373.

Mt. Lebanon

- 30. Richard E. Schofield, Jr.**
GD-24-004774—\$191,247.98
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling known and numbered as 709 Pinoak Road, Pittsburgh, PA 15243. DBV 9848, PG. 146, B/L #99-N-320.

- 40. John W. Sanders and Cherie K. Sanders**
MG-23-000238—\$357,158.78
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 71 Hoodridge Drive, Pittsburgh, PA 15228. Deed Book Volume 5905, Page 131. Block and Lot Number 0251-F-00208-0000-00.

Mt. Oliver

- 43. Heather Mitchell**
GD-22-013991—\$4,681.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story brick house being known as 519 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 12453, Page 176. Block & Lot No. 33-M-193.

Munhall

- 48. Equity Trust Company Custodian FBO 200344505 IRA**
GD-19-003367—\$13,214.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story industrial warehouse being known as 2007 Whitaker Way, Homestead, PA 15120. Deed Book Volume 17607, Page 578. Block & Lot No. 180-C-169.

North Versailles

- 11. Ben R. Stuenzi, Mary Lou Stuenzi and the United States of America**
GD-19-011338—\$140,250.99
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a commercial building being known and numbered as 249 Lincoln Highway, North Versailles, PA 15137. Deed Book 14720, Page 569. Block and Lot Number 457-K-170.

- 20. Patricia E. Kovach**
MG-22-000297—\$85,249.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-340.

Parcel Two: Having thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-342.

- 66. McClendon Management, LLC c/o Cortez McClendon**
GD-23-000736—\$44,934.58
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a single family residential dwelling being known and numbered as 3704 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 18373, Page 564. Block and Lot Number 548-J-178.

Oakmont

- 21. Tina M. McGill a/k/a Tina McGill, Solely in Her Capacity as Heir of Regis McGill, Deceased, Regis William McGill, III a/k/a Regis McGill, III, Solely in His Capacity as Heir of Regis McGill, Deceased**
MG-24-000401—\$104,501.45
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 1150 Oakmont Avenue, Oakmont, PA 15139. Deed Book 9263, Page 32. Block and Lot Number 362-D-374.

Penn Hills

- 25. Christopher Marze**
MG-23-000699—\$100,794.27
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 32 Julian Dr., Pittsburgh, PA 15235. Deed Book Volume 9087, Page 9. Block and Lot 0368-F-00217-0000-00.

- 29. Kerry D. Nieser and Patricia L. Nieser**
GD-24-004778—\$12,850.32
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as 419 Parkridge Drive, Pittsburgh, PA 15235. DBV 7207, PG. 635, B/L #449-H-354.

- 32. Life Mender LLC**
GD-21-010984—\$17,904.24
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 17 Frankwood Road, Pittsburgh, PA 15235. Deed Book 19043, Page 228. Block and Lot Number 230-R-327.

- 33. Ntumba L. Mutombo and Victor Johnathan Ayodele**
GD-23-006356—\$10,061.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 227 Janice Dr., Pittsburgh, PA 15235. Deed Book 16195, Page 304. Block and Lot Number 368-S-167.

- 73. Karen P. Beasley**
GD-23-014333—\$13,256.89
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 52 Everett Road, Pittsburgh, PA 15235 a/k/a 53 Torrance Road, Pittsburgh, PA 15235. Deed Book 15565, Page 37. Block and Lot Number 173-S-47.

- 76. Joyce Bozeman, as Believed Heir to the Estate of Chris A. Bozeman; Unknown Heirs of the Estate of Chris A. Bozeman; and Unknown Administrators of the Estate of Chris A. Bozeman**

MG-18-000027—\$143,150.60
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 505 Veronica Drive, Pittsburgh, PA 15235. Document Number 2007-701, Deed Book Volume 13111, Page 422. Block and Lot Number 0369-L-00292-0000-00.

Pine

- 35. Eric Lege and Casey D. Lege**
MG-23-000146—\$562,412.94
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a single family dwelling known as 1058 West Grove Court, Gibsonia, PA 15044, being Block and Lot No. 2376-G-42, described in the deed recorded on October 8, 2021 in Deed Book Volume 18637, Page 362.

Pitcairn

- 58. Debra L. Hyatt a/k/a Debra L. Abram, with Notice to Heirs and Assigns**
GD-14-000279—\$8,966.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story brick house being known as 419 Robinson Street, Pitcairn, PA 15140. Deed Book Volume 9995, Page 365, Block & Lot 746-N-75.

Plum

- 9. Karen A. Toth**
GD-22-008010—\$38,340.12
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 620 Tampico Court, Pittsburgh, PA 15239. Deed Book 13755, Page 320. Block and Lot Number 1239-K-339.

Port Vue

- 57. Ashley Nemeth, Mark G. Nemeth and the United States of America**
GD-23-005897—\$2,604.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two story commercial building being known as 314 Port Vue Avenue, McKeesport, PA 15133. Deed Book Volume 17800, Page 414. Block & Lot No. 465-B-112.

Reserve

- 79. Lynn Schugar, in Her Capacity as Heir of Karen J. Murphy-Hanasik; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Karen J. Murphy-Hanasik**
GD-23-011939—\$88,916.76

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 835 Geyer Road, Pittsburgh, PA 15212. Deed Book Volume 15481, Page 526. Block and Lot 0164-K-00079-0000-00.

Ross

- 14. Benito Rojas and Angelica Maria Rojas**
MG-22-000256—\$29,226.06
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a unit in Highlands, At Chapel Hill, a condominium being known and numbered as 5900 Babcock Boulevard, Unit 41, Pittsburgh, PA 15237. Deed Book Volume 18863, Page 309. Block and Lot Number 517-B-141-41.

Scott

- 78. Peter R. Lehrman**
MG-23-000024—\$94,791.67
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a one-story brick dwelling being known and numbered as 444 Orchard Spring Road, Pittsburgh, PA 15220. Deed Book Volume 7158, Page 577. Block and Lot Number 65-R-4.

Shaler

- 68. Sharon Murphy; Joseph Meier; Barbara Dobson; Patricia Maslanka and Bryan Meier, Known Heirs of Clara M. Meier, Deceased & the Unknown Heirs of Harry H. Meier, Deceased & the Unknown Heirs of Clara M. Meier, Deceased**
GD-14-010300—\$6,099.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 503 Little Pine Creek Road, Pittsburgh, PA 15223. Deed Book Volume 4118, Page 226. Block & Lot No. 221-B-270.

South Fayette**13. Rose M. Sosa**

GD-24-001927—\$99,150.36
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 213 Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-C-1, Alternate 9946-X-317.

Parcel No. 2: Being vacant land known as Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-D-9, Alternate 9946-X-1539.

Parcel No. 3: Being vacant land known as Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-D-10, Alternate 9946-X-83458.

Stowe**3. Jade R. Jones a/k/a Jade Rochelle Jones**

MG-24-000195—\$69,612.65
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 78 Harlem Avenue, McKees Rocks, PA 15136. Deed Book 17880, Page 265. Block and Lot Number 73-S-2.

54. Jesus G. Velasquez and Melissa A. Velasquez

GD-23-013850—\$5,954.80
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story brick house being known as 521 MacArthur Street, McKees Rocks, PA 15136. Deed Book Volume 13524, Page 388. Block & Lot No. 73-E-66.

Swissvale**41. Kyle Norrell**

MG-22-000368—\$82,526.86
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2324 Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 16895, Page 271. Block and Lot Number 0235-E-00282-0000-00.

Tarentum**38. Lance R. Gilligan, Mortgagor and Known Surviving Heir of Helen M. Gilligan, Mara S. Gilligan, Known Surviving Heir of Helen M. Gilligan, Rowena Bongartz, Known Surviving Heir of Helen M. Gilligan, Danielle L. Gilligan, Known Surviving Heir of Helen M. Gilligan, and Unknown Surviving Heirs of Helen M. Gilligan**

MG-23-000563—\$48,912.95
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Parcel 1: Having erected thereon a dwelling being known and numbered as 313 East 9th Avenue, Tarentum, Pennsylvania 15084. Deed Book Volume 14599, Page 205, Block and Lot Number 1223-G-00072-0000-00.

Parcel 2: Vacant land being known and numbered as East 9th Avenue, Tarentum, Pennsylvania 15084. Deed Book Volume 14599, Page 205, Block and Lot Number 1223-G-00075-0000-00.

West Deer**4. John A. Watson a/k/a John Andrew Watson and Tracy Jo Watson a/k/a Tracy O. Watson**

MG-23-000918—\$137,849.15
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel One: Having erected thereon a dwelling being known and numbered as 1363-1367 Logan Road, Tarentum, PA 15044. Deed Book Volume 12672, Page 269, Block and Lot Number 2011-G-94.

Parcel Two: Having thereon a vacant land being known as Logan Road, Gibsonsia, PA 15044. Deed Book Volume 12672, Page 269, Block and Lot Number 2011-G-92.

26. Michael B. Florentine and Joseph J. Florentine, as Known Heirs of Albert M. Florentine and Charlene D. Florentine, Deceased and All Unknown Heirs of Albert M. Florentine and Charlene D. Florentine, Deceased

GD-22-012839—\$22,151.69
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 18-20 Oak Street, Russellton, PA 15076. Deed Book 7683, Page 307. Block and Lot Number 1361-M-257.

West Mifflin**16. Ryan Gallagher and Laura Honick**

MG-23-000961—\$135,094.48
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1705 Texas Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 18949, Page 100. Block and Lot Number 0305-P-00246-0000-00.

27. Elliot R. Goodman f/k/a Lisa Nicole McDonald and Kristina Gunnaway

MG-24-000034—\$106,493.39
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a single family residential dwelling being known and numbered as 3116 Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 18253, Page 123. Block and Lot Number 181-B-241.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 3116 Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 18253, Page 123. Block and Lot Number 181-B-243.

64. Theresa Sekely, Individually and as Administratrix of the Estate of Mary Sekely, Deceased

MG-15-000099—\$91,555.31
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 110 Main Entrance Drive, West Mifflin, PA 15122. Deed Book Volume 17100, Page 46. Block and Lot Number 185-K-268.

West View**17. Elizabeth J. Wissner**

MG-22-000889—\$102,470.80
Carolyn Treglia, 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 6 Fordham Ave., Pittsburgh, PA 15229. Deed Book Volume 5317, Page 129. Block and Lot Number 0279-B-00037-0000-00.

White Oak**1. The Unknown Heirs of Eleanor M. Linn, Deceased**

MG-23-000701—\$59,565.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1139 California Avenue, McKeesport, PA 15131. Deed Book 6823, Page 58. Block and Lot Number 461-D-78.

Wilkins**49. Jacquelynn Myers**

GD-23-001636—\$9,245.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story brick house being known as 125 Lucinda Drive, Turtle Creek, PA 15145. Deed Book Volume 4292, Page 221. Block & Lot No. 373-H-48.

Wilkinsburg**71. New Levels, LLC**

GD-23-001888—\$12,608.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 544-546 Pasadena Avenue, Pittsburgh, PA 15221. Deed Book 17690, Page 511. Block and Lot Number 233-M-3.

Pittsburgh—5th Ward**22. Brenda Davis, in Her Capacity as Heir of Lottie Yates; Elayne Allen Kenney, in Her Capacity as Heir of Lottie Yates; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lottie Yates**

GD-23-010091—\$48,639.22
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 751 Bryn Mawr Road, Pittsburgh, PA 15219. Deed Book Volume 6151, Page 297. Block and Lot 0026-P-00020-0000-00.

Pittsburgh—8th Ward**42. Nasir T. Islam**

GD-22-000333—\$5,495.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 8: Having erected thereon a two story four-family brick house being known as 129 Stratford Avenue, Pittsburgh, PA 15206. Deed Book Volume 16292, Page 470. Block & Lot No. 83-N-217.

Pittsburgh—9th Ward**67. Neuman Investing LLC**

GD-24-001870—\$380,282.30
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 9th Ward: Having erected thereon a dwelling being known and numbered as 4215 Geneva Street, Pittsburgh, Pennsylvania 15201. Deed Book Volume 18930, Page 592. Block and Lot Number 0049-G-00185-0000-00.

Pittsburgh—10th Ward**12. Martha M. Hart a/k/a Martha Hart and Robert Hart a/k/a Robert J. Hart**

MG-23-000690—\$89,088.21
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1637 Jancey Street, Pittsburgh, PA 15206. Deed Book Volume 12798, Page 327. Block and Lot Number 121-N-25.

Pittsburgh—14th Ward**81. Caitlin McNamee**

MG-16-000207—\$270,536.44
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 14th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 7232 Thomas Boulevard, Pittsburgh, PA 15208. Deed Book 13896, Page 95. Block and Lot 0175-E-00010-0000-00.

Pittsburgh—16th Ward**74. Mogul Mo Estates LLC**

GD-24-001909—\$116,046.74
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 16: Having erected thereon a dwelling being known and numbered as 427 Ormsby Avenue, Pittsburgh, PA 15210. Document Number 2021-36737, Deed Book Volume 18659, Page 147. Block and Lot Number 0032-A-00147-0000-00.

Pittsburgh—17th Ward**5. Kathleen A. Powell, Christy I. Powell, Eric J. Powell and William J. Powell**

MG-15-000481—\$62,090.67
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 138 South 19th Street, Pittsburgh, PA 15203. Deed Book 13854, Page 575. Block and Lot Number 12-J-289.

56. Thomas P. Lonero and the United States of America

GD-16-007455—\$11,825.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a one story frame house being known as 2601 Quarry Street, Pittsburgh, PA 15210. Deed Book Volume 13384, Page 62. Block & Lot No. 14-H-165.

Pittsburgh—18th Ward**2. Tyler J. Cavanaugh**

MG-22-000532—\$92,174.60
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 455 Drycove Street, Pittsburgh, PA 15210. Deed Book 17023, Page 232. Block and Lot Number 33-N-154.

Pittsburgh—19th Ward**72. Calvin Beck**

GD-24-000574—\$135,278.68
Robert W. Koehler, Esq.
412-281-5336

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Having erected thereon a commercial building known and numbered as 1617 Broadway Avenue, Pittsburgh, Pennsylvania 15216 as recorded in Deed Book 18901, Page 217 and designated as Lot & Block No. 35-G-17.

Pittsburgh—20th Ward

69. Darnell K. Kramer; The Kramer Family Revocable Living Trust, Dated 11-20-07; Anthony J. Kramer, Jr. in His Capacity as Heir to the Estate of Anthony J. Kramer, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Anthony J. Kramer, Deceased

MG-23-000998—\$55,620.80
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1416 Swantek Street, Pittsburgh, PA 15204. Deed Book DE-13456, Page 513. Block and Lot Number 0071-S-00135-0000-00.

Pittsburgh—25th Ward**19. Sharon L. Grant**

MG-23-000877—\$111,267.50
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 521 Jacksonia Street, Pittsburgh, PA 15212. Deed

Book Volume 13277, Page 243. Block and Lot 0023-J-00079-0000-00.

Pittsburgh—29th Ward**77. Theresa L. Hays**

MG-24-000088—\$12,525.85
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 238 Meredith St., Pittsburgh, PA 15210. Deed Book Volume 11772, Page 345. Block and Lot 0060-M-00298-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:

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.

Kevin M. Kraus, Sheriff

Aug 8, 2024

Aug 9, 16, 23, 2024

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:

Brammer, Erin M. a/k/a Erin Elizabeth McGonigle, deceased, of Pittsburgh, PA. No. 04786 of 2024. Sean Brammer, Admr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eight-Four, PA 15330.

24-02870 Aug 9, 16, 23, 2024

Connors, Fred C. a/k/a Fredrick C. Connors, deceased, of Allison Park, PA. No. 04787 of 2024. Cynthia Jean Verdi, Extr., 4306 Beauland Drive, Allison Park, PA 15101

or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-01477w Aug 9, 16, 23, 2024

Kearns, Susan Mary, deceased, of West Mifflin, PA. No. 05082 of 2024. Deborah Jacobs-Sera, Admr., 191 Curtis Court, Pittsburgh, PA 15237 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01480w Aug 9, 16, 23, 2024

Marasco, Lael A., deceased, of Monroeville, PA. No. 04739 of 2024. Thomas J. Marasco, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-01476w Aug 9, 16, 23, 2024

Rodgers, Carol L. a/k/a Carol Rodgers, deceased, of Gibsonia, PA. No. 05049 of 2024. Jane N. Slater, Extr., 3625 Centerview Road, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-01479w Aug 9, 16, 23, 2024

Sanger, Eleanor M., deceased, of Pittsburgh, PA. No. 04369 of 2024. Margaret S. Petrucci, Extr., 6541 East Inglewood Street, Mesa, AZ 85205 or to Geoffrey P.

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

See ACBA.org/OfficerAssignments for details.

Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.

24-02871 Aug 9, 16, 23, 2024

Shaffer, Dale T., deceased, of Whitehall, PA. No. 4624 of 2024. Linda Kennedy, Extr., 5470 California Ave., Bethel Park, PA 15102 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.

24-02872 Aug 9, 16, 23, 2024

Angelo, Karen K., deceased, of Penn Hills, PA. No. 04774 of 2024. Timothy M. Angelo, Co-Admr., 2596 Stroschein Road, Monroeville, PA 15146 and Neil J. Angelo, Co-Admr., 1217 Universal Road, Penn Hills, PA 15235 or to Patti Collins Lerda, Esq., Martin & Lerda Law Firm, 2002 Noble St., Pittsburgh, PA 15218.

24-01438w Aug 2, 9, 16, 2024

Buterbaugh, Philomena, deceased, of Pittsburgh, PA. No. 04782 of 2024. Donnalyne Quick, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-01428w Aug 2, 9, 16, 2024

Cillo, Rosemary, deceased, of Pittsburgh, PA. No. 04003 of 2024. Anthony Cillo, Admr. and Atty., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.

24-02823 Aug 2, 9, 16, 2024

Finneran, Joan M., deceased, of Bethel Park, PA. No. 4853 of 2024. Brian Finneran, Extr., c/o John F. Morris, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202.

24-01430w Aug 2, 9, 16, 2024

Glovola, Rick, deceased, of Ross Township, PA. No. 02751 of 2024. Karen E. Grobelski, Admr., c/o Karen E. Bononi, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.

24-01435w Aug 2, 9, 16, 2024

Hollinger, III, Charles S., deceased, of McCandless Township, PA. No. 04767 of 2024. Gary Fieber, Extr., 13 Pollock Road, Eighty Four, PA 15330 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

24-02821 Aug 2, 9, 16, 2024

Jaskolski, Dennis J., deceased, of Jefferson Hills, PA. No. 4703 of 2024. Deborah A. Grant, Extr., 1240 Weber Court, North Huntingdon, PA 15642 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-02820 Aug 2, 9, 16, 2024

Kasony, Dominic Anthony, deceased, of Trafford, PA. No. 04756 of 2024. Dom Kasony, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-01429w Aug 2, 9, 16, 2024

Mills, Margaret L., deceased, of Verona, PA. No. 04443 of 2024. Mary E. Seesholtz, Extr., 125 West Main Street, Shiremanstown, PA 17011 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

24-02822 Aug 2, 9, 16, 2024

Mima, Edward A., deceased, of Port Vue, PA. No. 04568 of 2024. Donna Mima, Extr., 1161 Portsmouth Drive, Port Vue, PA 15133 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-02819 Aug 2, 9, 16, 2024

Pust, James Scott, deceased, of Pittsburgh, PA. No. 04555 of 2024. Natalie

Pust, Admr., 1335 Cedar Blvd., Apartment A, Pittsburgh, PA 15228 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-02818 Aug 2, 9, 16, 2024

Richey, Mary Jane, deceased, of Castle Shannon, PA. No. 08058 of 2023. Linda Kauer, Admr., 1421 Magnolia Drive, Pittsburgh, PA 15234 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, 606 Corbet Street, P.O. Box 23, Tarentum, PA 15084.

24-01437w Aug 2, 9, 16, 2024

Tranter, Nancy C., deceased, of Allison Park, PA. No. 04889 of 2024. Charles Reed Aley, Extr., 1212 6th Avenue, Beaver Falls, PA 15010 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01436w Aug 2, 9, 16, 2024

Ursenbach, Joanne, deceased, of Pittsburgh, PA. No. 04885 of 2024. Susan Morrison, Admr., 3048 Texas Ave., Pittsburgh, PA 15216 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-01434w Aug 2, 9, 16, 2024

Alder, Joanne N., deceased, of Kennedy Township, PA. No. 4437 of 2024. Michael G. Finnell, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.

24-02727 Jul 26; Aug 2, 9, 2024

Budash, Elizabeth F., deceased, of Bethel Park, PA. No. 04749 of 2024. Dean Stanley Budash, Co-Extr., 2600 Monterey Drive, Pittsburgh, PA 15241, Jody Budash Ferguson, Co-Extr., 6 Mitchell Drive, Pittsburgh, PA 15241 and Tracy B. Habjan, Co-Extr., 356 Fruitwood Drive, Bethel Park, PA 15102 or to Steven Abramovitz, Esq., Abramovitz & Cymerman, LLC, 1034 Fifth Avenue, Suite 400, Pittsburgh, PA 15219.

24-01378w Jul 26; Aug 2, 9, 2024

Gerber, Pearl, deceased, of Carnegie, PA. No. 04617 of 2024. Mary Rider, Extr., 7 Walnut St., Carnegie, PA 15106 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057.

24-02725 Jul 26; Aug 2, 9, 2024

Hammond, Robert James, deceased, of McCandless Twp., PA. No. 04184 of 2024. Robert Joseph Hammond, Extr., 107 Hubert Street, Greer, SC 29650 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-02724 Jul 26; Aug 2, 9, 2024

McNichol, John A., deceased, of Pittsburgh, PA. No. 04725 of 2024. Daniel T. McNichol, Extr., 30553 Ivy Forge Court, Wesley Chapel, FL 33543 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-01382w Jul 26; Aug 2, 9, 2024

Moore, Howard, deceased, of Pittsburgh, PA. No. 04720 of 2024. Darryl Moore, Admr., 1855 Jamestown Ln., Apt. 7305, West Melbourne, FL 32904.

24-01379w Jul 26; Aug 2, 9, 2024

Romeo, Clara, deceased, of Springdale, PA. No. 00319 of 2024. Paul A. Romeo, Extr., 535 Garfield St., Springdale, PA 15144.

24-01380w Jul 26; Aug 2, 9, 2024

Terry, Sheila M., deceased, of Pittsburgh, PA. No. 04423 of 2024. Juan Terry, Jr., Admr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

24-01381w Jul 26; Aug 2, 9, 2024

Articles of Incorporation Business Corporation

V. Susanne Cook, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152. 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 GEZ Rail Solutions, Inc.

24-01481w Aug 9, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-007360. In re: Petition of Mitchell A. Samraney, for change of name to Michael A. Samraney. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 11, 2024, 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. Elizabeth Charles, Stephen J. O'Brien & Associates, LLC, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205, Ph: 412-788-7560, Attorney for Petitioner.

24-01478w Aug 9, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-006945. In re: Petition of Grant William Cummings, for change of name to Grant William Karhu-Cummings. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 28, 2024, 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. Kevin Brett, Raphael Ramsden & Behers, 1200 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-471-8822, Attorney for Petitioner.

24-02873 Aug 9, 2024

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Navy Federal Credit Union vs Fletcher Anthony L.; AR-24-004758; Contract - Debt Collection; Complaint; Atty(s): Blecki Douglas Richard

Navy Federal Credit Union vs Jennings Alyssia S; AR-24-004759; Contract - Credit Card; Complaint; 16269.54; Atty(s): Blecki Douglas Richard

Navy Federal Credit Union vs Rowan Jr. David S.; AR-24-004760; Contract - Credit Card; Complaint; 21858.88; Atty(s): Blecki Douglas Richard

Lamoreau Cynthia vs Freno Kristin; AR-24-004761; Motor Vehicle Accident; Complaint; Atty(s): Chaffin Eric T, Booth Patrick C., Patterson A. J., Flenner Andrew Thomas

Credit Corp Solutions Inc. vs Wearing Linda; AR-24-004752; Contract - Credit Card; Order of Court - IFP Granted; 8691.94; Atty(s): Self-Represented

JPMorgan Chase Bank N A vs Jones Jr. Wallace L.; AR-24-004768; Contract -

Credit Card; Exhibits; 12817.14; Atty(s): Lipinski Michael Robert

Vincientian Collaborative System vs Kolson Joann; AR-24-004769; Contract - Debt Collection; Complaint; 30013.00; Atty(s): Dietrich Danielle L.

LVNV Funding LLC vs Petrosky William; AR-24-004770; Contract - Credit Card; Complaint; 12581.56; Atty(s): Winograd Ian Zev

Firestorm Restoration Services LLC vs Humphries Randall, Humphries Carol; AR-24-004771; Contract - Other; Complaint; 7027.90; Atty(s): Sommer Brad N, Cowburn Robert

Capital One Auto Finance vs Ellington Margaret, Doswell-Ellington Brandi Tine; AR-24-004772; Replevin; Complaint; 37408.88; Atty(s): Dyer Thomas C.

Ultimate Granite Surfaces Inc. vs Pappan Louis S., Pappan Alexa L.; AR-24-004773; Contract - Debt Collection; Complaint; 26680.46; Atty(s): Self-Represented, Sosso Jr. Anthony R

Erie Insurance Company vs Freeport Transport Industries, Englert Adam; AR-24-004774; Other Tort; Complaint; 21621.33; Atty(s): Aaron Douglas G.

Discover Bank vs Sankey Ligita; AR-24-004775; Contract - Debt Collection; Exhibits; 7574.49; Atty(s): Pomy Matthew Weston

Budzyn Enterprises LLC, Budzyn Nick vs FCA US LLC; AR-24-004776; Contract - Other; Complaint; Atty(s): Power Michael

Discover Bank vs Mendez Tanya D.; AR-24-004777; Contract - Debt Collection; Exhibits; 3150.79; Atty(s): Pomy Matthew Weston

Discover Bank vs Baldwin Brandon; AR-24-004778; Contract - Debt Collection; Exhibits; 5563.78; Atty(s): Pomy Matthew Weston

Discover Bank vs Hayes-Chavis Destiny; AR-24-004779; Contract - Debt Collection; Exhibits; 2865.80; Atty(s): Pomy Matthew Weston

Discover Bank vs Hayden Dezirey; AR-24-004780; Contract - Debt Collection; Exhibits; 3692.54; Atty(s): Pomy Matthew Weston

Discover Bank vs Malloy Shanice R.; AR-24-004781; Contract - Debt Collection; Exhibits; 2599.26; Atty(s): Pomy Matthew Weston

DeFrancesco Steve vs JJV LLC; AR-24-004789; Other Tort; Confidential Information Form; Atty(s): Smith Mark A., Trettel Garrett L.

Pennsylvania National Mutual Casualty Insurance Co. vs Walker Jr. John, Gorencic Keri; AR-24-004790; Motor Vehicle Accident; Complaint; 7621.78; Atty(s): Beech Jonathan C

State Farm Mutual Automobile Insurance Company vs Terry Twon; AR-24-004791; Motor Vehicle Accident; Complaint; 4587.99; Atty(s): Allen Robert W.

U.S. Bank National Association vs McGuirk Brad; AR-24-004792; Contract - Credit Card; Exhibits; 10753.82; Atty(s): Armstrong Kirsten R., Strand Jason Emerson, Roeck Erica Gesing, Fitzgibbon Brittany R., Rooney James