

CIVIL DIVISION

General Docket

(Continued from Page 2, Column 2)

Pittsburgh Water & Sewer Authority vs Barnett Joni; GD-21-011020; Municipal Lien; Municipal Lien; 2155.88; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Pollard Family Living Trust; GD-21-011021; Municipal Lien; Municipal Lien; 1408.50; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Novogradac Chriss; GD-21-011022; Municipal Lien; Municipal Lien; 1355.54; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Wieczorkowski Leonard; GD-21-011023; Municipal Lien; Municipal Lien; 1434.26; Atty(s): Barkley Shannon F

LVNV Funding LLC vs Self Rick; GD-21-011024; MDJ Transcript; Notice of Judgment Mailed; 7203.51; Atty(s): Winograd Ian Zev

Pittsburgh Water & Sewer Authority vs Heinlein George; GD-21-011025; Municipal Lien; Municipal Lien; 826.50; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs City Center Apartments Associates; GD-21-011026; Municipal Lien; Municipal Lien; 8647.89; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs October Real Estate Holdings LLC; GD-21-011027; Municipal Lien; Municipal Lien; 2601.22; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Howell Marlon, Davis Khary; GD-21-011028; Municipal Lien; Municipal Lien; 1678.00; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Wingfield Alfred P., Wingfield Ronald L; GD-21-011029; Municipal Lien; Municipal Lien; 1073.19; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Wylie Apartments Limited Partnership; GD-21-011030; Municipal Lien; Municipal Lien; 1029.60; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Pennsylvania Building LLC; GD-21-011031; Municipal Lien; Municipal Lien; 1111.15; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Gambotto Andrea; GD-21-011032; Municipal Lien; Municipal Lien; 1366.51; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Gaston Henry C.; GD-21-011033; Municipal Lien; Municipal Lien; 989.49; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Wylie Apartments Limited Partnership; GD-21-011034; Municipal Lien; Municipal Lien; 1007.71; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Williams Anna C; GD-21-011035; Municipal Lien; Municipal Lien; 1200.16; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Latimore Lasaine; GD-21-011036; Municipal Lien; Municipal Lien; 901.28; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Macondo LLC; GD-21-011037; Municipal Lien; Municipal Lien; 917.66; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Perry Arnold; GD-21-011038; Municipal Lien; Municipal Lien; 1114.42; Atty(s): Barkley Shannon F

Crown Asset Management LLC vs Knight Santana; GD-21-011039; MDJ Transcript; Notice of Judgment Mailed; 3314.19; Atty(s): Winograd Ian Zev

Pittsburgh Water & Sewer Authority vs Baum Corner Investors L.P.; GD-21-011040; Municipal Lien; Municipal Lien; 1668.05; Atty(s): Barkley Shannon F

Evans Roofing & Gutters vs Marchetti Jay; GD-21-011041; Contract - Buyer Plaintiff; Complaint; Atty(s): Rosner Anthony L

Pittsburgh Water & Sewer Authority vs Joyner Bobby; GD-21-011042; Municipal Lien; Municipal Lien; 947.66; Atty(s): Barkley Shannon F

Pennenergy Resources LLC vs ETC Northeast Pipeline LLC, Energy Transfer L.P.; GD-21-011043; Miscellaneous Petition; Petition Initiating Case; Atty(s): Miller James D.

Pittsburgh Water & Sewer Authority vs Runco Christina; GD-21-011044; Municipal Lien; Municipal Lien; 955.04; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Truly Frances; GD-21-011045; Municipal Lien; Municipal Lien; 886.78; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Ionnis Ventures LLC; GD-21-011046; Municipal Lien; Municipal Lien; 1282.85; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Browne Jamita M; GD-21-011047; Municipal Lien; Municipal Lien; 1454.00; Atty(s): Barkley Shannon F

Second Round Sub LLC vs Toombs Irma E.; GD-21-011048; MDJ Transcript; Notice of Judgment Mailed; 1013.89; Atty(s): Winograd Ian Zev

Pittsburgh Water & Sewer Authority vs Plumb Jennifer M; GD-21-011049; Municipal Lien; Municipal Lien; 1474.38; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Epps Jim; GD-21-011050; Municipal Lien; Municipal Lien; 1622.24; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Catania Joseph M., Catania Kathleen; GD-21-011051; Municipal Lien; Municipal Lien; 1590.63; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Johnson Kevin; GD-21-011052; Municipal Lien; Municipal Lien; 905.62; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs NYVT Investment Inc.; GD-21-011053; Municipal Lien; Municipal Lien; 1915.14; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Smith Timothy; GD-21-011054; Municipal Lien; Municipal Lien; 911.64; Atty(s): Barkley Shannon F

Pittsburgh Water & Sewer Authority vs Rawlings William L, Rawlings Charlotte; GD-21-011055; Municipal Lien; Municipal Lien; 2955.89; Atty(s): Barkley Shannon F

Crown Asset Management LLC vs Seman Diane C.; GD-21-011056; MDJ Transcript; Notice of Judgment Mailed; 3214.11; Atty(s): Winograd Ian Zev

Rycon Construction Inc. vs Oxford Development Company; GD-21-011057; No Lien Agreement; No Lien Agreement; Atty(s): Albert Brian M

Saldamarco Shirley, Saldamarco Ralph vs Schroeder John R., Schroeder Nancy J; GD-21-011058; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): Shenderovich Edward A

Pennsylvania Housing Finance Agency vs Sullivan Melissa M.; GD-21-011059; Mortgage Foreclosure; Complaint; Atty(s): Haller Leon P

Monroeville Borough vs Krisek Marjorie J; GD-21-011060; Municipal Lien; Municipal Lien; 260.00; Atty(s): Wratcher Robert J

Crown Asset Management LLC vs Morrison Brittany; GD-21-011061; MDJ Transcript; Notice of Judgment Mailed; 1679.64; Atty(s): Winograd Ian Zev

Monroeville Borough vs McIver Thomas D, McIver Pamela H; GD-21-011062; Municipal Lien; Municipal Lien; Atty(s): Wratcher Robert J

Monroeville Borough vs LSF9 Master Participation Trust; GD-21-011063; Municipal Lien; Municipal Lien; 65.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Holzer Ronald, Holzer Margaret Ann; GD-21-011064; Municipal Lien; Municipal Lien; 195.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Veterans Affairs Administration; GD-21-011065; Municipal Lien; Municipal Lien; 195.00; Atty(s): Wratcher Robert J

Crown Asset Management LLC vs Gibson Tara; GD-21-011066; MDJ Transcript; Notice of Judgment Mailed; 1667.77; Atty(s): Winograd Ian Zev

On Call Medical Staffing Inc. vs Oakmont Care LLC; GD-21-011067; Contract - Debt Collection; Complaint; 38697.69; Atty(s): Pro Se

On Call Medical Staffing Inc. vs Penn-Allegheny Nursing & Rehabilitation Center LLC, Forbes Center for Rehabilitation and Healthcare LLC; GD-21-011068; Contract - Debt Collection; Complaint; 54991.50; Atty(s): Pro Se

LVNV Funding LLC vs Fuller Anne; GD-21-011069; MDJ Transcript; Notice of Judgment Mailed; 716.54; Atty(s): Winograd Ian Zev

HSBC Bank USA National Association vs Richardson Eric; GD-21-011070; Mortgage Foreclosure; Complaint; Atty(s): Wesner Patrick J

Snow and Ice Management Company of PA Inc. vs Loyal Holdings DE LLC, Madison Properties USA LLC; GD-21-011071; Contract - Debt Collection; Complaint; 55290.91; Atty(s): Hubner Nicholas John

Second Round Sub LLC vs Bailey Priscilla J.; GD-21-011072; MDJ Transcript; Notice of Judgment Mailed; 1409.04; Atty(s): Winograd Ian Zev

Snow and Ice Management Company of PA Inc. vs Harbor Group Management Company LLC, Racquet Club South Gardens LLC, Racquet Club East Gardens LLC, William Henry Gardens LLC, William Henry Gardens II LLC, New Orleans Park Gardens LLC, Golf Club Gardens LLC, Ridley Brook Gardens LLC, Mar-Lyn Exton LLC, BW Exton LLC, United Exton LLC, Trisun Exton LLC, Schreiber Exton LLC, Exton Gardens LLC; GD-21-011073; Contract - Debt Collection; Complaint; 94183.50; Atty(s): Hubner Nicholas John

Capital One Bank USA N.A. vs Rayzer Howard; GD-21-011074; MDJ Transcript; Notice of Judgment Mailed; 2414.49; Atty(s): Ratchford Michael

Plummer Corie Brianna vs Dick Anne Marie; GD-21-011075; Other Traffic Accident; Complaint; Atty(s): Apossos G. Christopher

Pennsylvania Housing Finance Agency vs Bayton Corey, Bayton Michael, Bayton William, Unknown Heirs of Michael J. Bayton deceased; GD-21-011076; Mortgage Foreclosure; Complaint; Atty(s): Haller Leon P

Duquesne Light Company vs Crawford Eve; GD-21-011077; MDJ Transcript; Notice of Judgment Mailed; 10787.92; Atty(s): Wendolowski Jr. Raymond P.

McClung Evelyn vs Morgan R.N. Makenzie, Ideal Image Group of Pennsylvania LLC, Ideal Image of Pennsylvania LLC; GD-21-011078; Medical/Hospital Liability; Complaint; Atty(s): Spina Briana C.

Capital One Bank USA N.A. vs Bey Rahman D.; GD-21-011079; MDJ Transcript; Notice of Judgment Mailed; 2339.85; Atty(s): Ratchford Michael

Johnson Jamel vs UPS; GD-21-011080; Employment Discrimination; Praecipe for Writ of Summons; Atty(s): Kobylinski David M

Capital One Bank USA N.A. vs Bushmen Joey; GD-21-011081; MDJ Transcript; Notice of Judgment Mailed; 4081.19; Atty(s): Ratchford Michael

Rockwell Daniel Lee vs Takahashi D.O. Mitsuko, Allegheny Clinic, Jefferson Regional Medical Center; GD-21-011082; Medical/Hospital Liability; Complaint; Atty(s): Engel C. J.

Patel Kush T. vs City of Pittsburgh; GD-21-011083; Against Property Owner; Praecipe for Writ of Summons; Atty(s): Weir Lee C.

Schuchert Nicholas J. vs Walker Lillyanna K.; GD-21-011084; Motor Vehicle Accident; Complaint; Atty(s): Ainsman David

Matise Michael vs Spyke Harrison; GD-21-011085; MDJ Transcript; Notice of Judgment Mailed; 5626.58; Atty(s): Gross Andrew M

Sebastian Robert D. vs Burkhart Charles; GD-21-011086; MDJ Transcript; Notice of Judgment Mailed; 4581.75; Atty(s): Sebastian Robert D

Russell Shelly Ann, Forbes Adrian, Russell Jaivan vs Gregory Jeremie, Pat Salmon & Sons Inc., Mail Contractors of America Inc.; GD-21-011087; Motor Vehicle Accident; Praecipe for Writ of Summons; Atty(s): Mandarino Lee

U.S. Bank National Association vs Flaherty Jennifer M.; GD-21-011088; Mortgage Foreclosure; Complaint; Atty(s): Hong Kimberly J

LVNV Funding LLC vs Brookins Jaquon; GD-21-011089; MDJ Transcript; Notice of Judgment Mailed; 840.17; Atty(s): Winograd Ian Zev

Monroeville Borough vs Kaczynski Michael S, Kaczynski Robin L; GD-21-011090; Municipal Lien; Municipal Lien; 810.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Cunningham John; GD-21-011091; Municipal Lien; Municipal Lien; 420.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Caliarì Curillio Paul, Caliarì Pauline; GD-21-011092; Municipal Lien; Municipal Lien; 65.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Dyke Jeffrey J; GD-21-011093; Municipal Lien; Municipal Lien; 420.00; Atty(s): Wratcher Robert J

Monroeville Borough vs Desaverio Cesare, Desaverio Janice L; GD-21-011094; Municipal Lien; Municipal Lien; 420.00; Atty(s): Wratcher Robert J

Fisher Healthcare vs Masonic Medical Research Laboratory; GD-21-011095; Contract - Debt Collection; Complaint; Atty(s): Leah Scott R

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, October 4, 2021 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, OCTOBER 4, 2021 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, OCTOBER 5, 2021, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before TUESDAY, OCTOBER 12, 2021 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

Article XII

Sheriff's Sales

§475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

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

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4)

the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

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

Baldwin Borough

26. Dino E. Conti and Eugene A. Conti

GD-21-005304—\$65,105.11

David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin. Having erected thereon a dwelling being known and numbered as 725 Agnew Road, Pittsburgh, Pennsylvania 15227, Deed Book Volume 15450, Page 585. Block and Lot # 59-R-66.

Ben Avon

28. Veronica L. Trybalski and Ronald L. Lantzy

MG-21-000039—\$159,080.65

Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a dwelling being known and numbered as 236 Sylvan Walk, Pittsburgh, PA 15202. Deed Book Volume 12492, Page 125. Block and Lot Number 214-K-00228-0000-00.

Bethel Park

31. Leo P. McKenzie

MG-21-000083—\$55,537.21

Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling known and numbered as 3605 South Park Road, Bethel Park, PA 15102. DBV 14935, PG 14, B/L #667-A-96.

65. Estate of Zenith Lappa, Deceased, Last Record Owner/ Mortgagor c/o Michael Lappa; Constance Lappa, Known Heir of Zenith Lappa; Michael Lappa, Known Heir of Zenith Lappa; Sharon Lonczynski, Known Heir of Zenith Lappa; Kenneth Lappa, Known Heir of Zenith Lappa; Unknown Heirs, Devises and Personal Representatives of Zenith Lappa and his, her, their or any of their successors in right, title and interest c/o Michael Lappa; and the United States of America

MG-20-000378—\$194,809.74

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 with integral garage being known and numbered as 6193 Dalmation Drive, Bethel Park, PA, 15102. Deed Book Volume 3880, Page 637. Block and Lot Number 887-A-83.

Carnegie

13. Diane R. Wilsher

GD-21-004463—\$38,143.49

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having Thereon erected a dwelling known and numbered as: 313 Run Street, Carnegie, PA 15106. Deed Book 10391, Page 1. Block/Lot 103-F-72.

Elizabeth Township

9. Nicholas Lawrence

GD-20-013150—\$15,385.08

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 502 Timothy Drive, Elizabeth, PA 15037. Deed Book 18192, Page 172. Block and Lot Number 1269-D-356.

Forest Hills

47. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Lorraine A. Hackett Mayger a/k/a Lorraine A. Mayger a/k/a Lorraine Mayger, Deceased

MG-20-000052—\$40,692.98

Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 1069 Brinton Road, Pittsburgh, Pennsylvania 15221. Deed Book 10724, Page 508, Parcel 0234-L-00200-0000-00.

Fox Chapel
<div>49. Greg Stadtländer a/k/a Gregory M. Stadtländer and Cindy P. Stadtländer MG-21-000020—\$49,224.97 Stern & Eisenberg, PC 215-572-8111</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Fox Chapel: Having erected thereon a dwelling being known and numbered as 114 Millstone Lane a/k/a 114 Millstone Drive, Pittsburgh, PA 15238. Deed Book Volume 8979, Page 298. Block and Lot Number 438-F-207.</div>
Green Tree
<div>10. Ronald P. Vukson and Carolyn J. Vukson GD-20-009910—\$20,049.93 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a two-story brick and stone dwelling being known and numbered as 4 Robinhood Rd., Pittsburgh, PA 15220. Deed Book 6112, Page 247. Block and Lot Number 37-S-40.</div>
Hampton
<div>42. Sallie A. Michael, With Notice to Heirs & Assigns and the Unknown Owners of Certain Real Estate located in Hampton Township being Lots 338 and 339 in The Allison Park Plan GD-21-004068—\$6,065.11 Joseph W. Gramc, Esq. 412-281-0587</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Being thereon vacant residential land known as Cole Avenue, Allison Park, PA 15101. Lots Nos. 338 & 339 in the Allison Park Plan of Lots, Plan Book Volume 8, Page 318. Block & Lot No. 719-K-349.</div>
Lincoln
<div>45. Joseph J. Yaremko and Danielle L. Yaremko MG-21-000050—\$72,105.09 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel No. 1: Having Thereon erected a dwelling known and numbered as: 19 Virginia Drive, McKeesport, PA 15133, Deed Book 14408, Page 13. Block/Lot 655-K-94. Parcel No. 2: Being a vacant lot of land known and numbered as 19 Virginia Drive, McKeesport, PA 15133. Deed Book 14408, Page 13. Block/Lot 655-F-235.</div>
McDonald
<div>40. Lulu Belton, With Notice to Heirs and Assigns and Jessie Belton, With Notice to Heirs and Assigns GD-21-004303—\$16,539.35 Joseph W. Gramc, Esq. 412-281-0587</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Having erected thereon a two story residential home known as 411 Miller Street, McDonald, PA 15057. Deed Book Volume 2848, Page 583, Block & Lot No. 683-B-42.</div>
Millvale
<div>18. Robert F. Bedel, Administrator of the Estate of Robert G. Bedel GD-21-003061—\$41,265.04 David W. Raphael, Esq. 412-465-9718</div> <div>All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Millvale. Having erected thereon a dwelling being known and numbered as 811 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 5581, Page 181. Block & Lot # 118-G-42.</div>
Monroeville
<div>44. Richard K. Berkebile and Denise Berkebile MG-21-000076—\$151,135.05 Jill M. Fein, Esq. Hill Wallack, LLP 215-579-7700</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a 1-story dwelling being known and numbered as 405 College Park Drive, Monroeville, PA 15146. Deed Book 09661, Page 293. Block and Lot Number 976-H-58.</div>
Mt. Oliver
<div>71. Heather Mitchell MG-19-000652—\$95,551.29 Shnyder Law Firm, LLC 215-834-3103</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a frame dwelling being known and numbered as 519 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 12453, Page 176. Block and Lot Number 33-M-193.</div>

North Versailles
<div>59. Marts Brothers Drilling, Inc. GD-21-003808—\$55,416.02 Christopher E. Vincent, Esq. 724-978-0333</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon an industrial structure being known and numbered as 3rd Street, North Versailles, PA 15137. Deed Book 9617, Page 269. Block and Lot Number 547-L-064.</div>
<div>66. John D'Andrea, as Believed Heir or Administrator of the Estate of Carol Kinavey a/k/a Carol J. Kinavey a/k/a Carol J. D'Andrea; Unknown Heirs and Administrators to the Estate of Carol Kinavey a/k/a Carol J. Kinavey a/k/a Carol J. D'Andrea GD-19-016886—\$140,444.50 Manley Deas Kochalski LLC 614-220-5611</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 100 Union Avenue, North Versailles, PA 15137. Document Number 2005-1351, Deed Book Volume 12320, Page 424. Block and Lot Number 0458-M-00182-0000-00.</div>
O'Hara
<div>36. Unknown Heirs of Anne Hochberg, Unknown Heirs of Laura Livingston and Unknown Heirs of Julius J. Livingston GD-21-004069—\$4,284.55 Joseph W. Gramc, Esq. 412-281-0587</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Being thereon vacant residential land known as Harding Road, Pittsburgh, PA 15215. Deed Book Volume 794, Page 498, Block & Lot No. 168-C-240.</div>
<div>43. Andrew Kielty, With Notice to Heirs and Assigns and Elizabeth Ellen Kielty, With Notice to Heirs and Assigns GD-21-004072—\$14,683.46 Joseph W. Gramc, Esq. 412-281-0587</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Parcel #1: Being thereon vacant residential land known as Bader Street, Pittsburgh, PA 15215. Deed Book Volume 2720, Page 306. Block & Lot No. 223-S-102. Parcel #2: Being thereon vacant residential land known as Bader Street, Pittsburgh, PA 15215. Deed Book Volume 2811, Page 151. Block & Lot No. 223-S-104. Parcel #3: Being thereon vacant residential land known as Return Street, Pittsburgh, PA 15215. Deed Book Volume 2811, Page 151. Block & Lot No. 223-S-168.</div>
Penn Hills
<div>5. Lisa A. Mastandrea and the United States of America GD-21-001704—\$22,878.92 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 217 MacFarlane Drive, Pittsburg, PA 15235. Deed Book 15853, Page 231. Block and Lot Number 369-G-252.</div>
<div>6. Deborah A. Windsor GD-19-017578—\$14,143.89 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7872 Mount Carmel Road, Verona, PA 15147. Deed Book 5880, Page 855. Block and Lot Number 230-M-214.</div>
<div>7. Alvin S. Mosby and Ruth Ann Mosby a/k/a Ruth Ann Thompson GD-16-020983—\$77,642.56 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 176 Colonial Village Dr., Pittsburgh, PA 15235. Deed Book 10044, Page 498. Block and Lot Number 634-R-244.</div>
<div>8. Robert C. Thiry GD-21-001600—\$16,663.46 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7766 Mount Carmel Road, Verona, PA 15147. Deed Book 11942, Page 339. Block and Lot Number 230-L-221.</div>
<div>50. P&A International Business Consultants, LLC GD-20-010830—\$20,552.71 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 137 Woodgate Road, Pittsburgh, PA 15235. Deed Book 16877, Page 181. Block and Lot Number 296-L-302.</div>
<div>55. Barry P. Fair, with Notice to Heirs and Assigns GD-21-001601—\$31,325.50 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6361 Leechburg</div>

Road, Verona, PA 15147. Deed Book 12722, Page 500. Block and Lot Number 536-K-341.

<div>57. Benjamin E. Clark and Gertrude E. Pugh GD-20-012991—\$11,666.49 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story frame dwelling being known and numbered as 2232 May Street, Pittsburgh, PA 15235. Deed Book 5285, Page 453. Block and Lot Number 632-S-267.</div>
<div>62. Bryan Edward Dolney and Melissa Slone Dolney GD-20-011897—\$81,263.22 Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills Formerly Township of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 152 Bryant Drive, Pittsburgh, PA 15235. DBV 15717, PG 198, Block & Lot No. 539-E-348.</div>
<div>72. Ronald B. Diggs and the United States of America MG-13-000510—\$154,197.34 Emmanuel J. Argentieri, Esq. 856-384-1515</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 329 Lennox Drive, Pittsburgh, PA 15235. Deed Book Volume 11122, Page 53. Block and Lot Number 451-J-359.</div>
Pleasant Hills
<div>39. CLRS Inc. GD-21-000380—\$19,317.60 Joseph W. Gramc, Esq. 412-281-0587</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Parcel #1: Being thereon a one story commercial garage being known as 95 Clairton Boulevard, Pittsburgh, PA 15236. Deed Book Volume 9891, Page 228, Block & Lot 388-K-318. Parcel #2: Being thereon a commercial garage being known as 95 Clairton Boulevard, Pittsburgh, PA 15236. Deed Book Volume 9891, Page 228, Block & Lot 388-K-319.</div>
<div>69. Eric R. Johnson, With Notice to Heirs, Unknown Heirs, Owners and Reputed Owners GD-19-002971—\$81,986.05 Ashley J. Puchalski, Esq. 412-664-4433</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling known and numbered as 5 Glenburn Drive, Pittsburgh, Pennsylvania 15236, Deed Book 7915, Page 528. Block and Lot Number 388-P-016.</div>
Port Vue
<div>3. Anne Hickman GD-20-012498—\$10,841.16 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one-story frame dwelling being known and numbered as 1101 Norwood Avenue, McKeesport, PA 15133. Deed Book 12638, Page 244. Block and Lot Number 383-K-89.</div>
<div>30. Josette Fuls, Surviving Heir of Faith A. Kuhns, Deceased, Paulette Humenansky, Surviving Heir of Faith A. Kuhns, Deceased and Unknown Surviving Heirs of Faith A. Kuhns, Deceased MG-20-000330—\$58,153.88 Bradley J. Osborne, Esq. Hladik, Onorato and Federman, LLP 215-855-9521</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family residential dwelling being known and numbered as 1004 Woodland Avenue, McKeesport, PA 15133. Deed Book Volume 7413, Page 603. Block and Lot Number 384-S-53.</div>
Reserve
<div>2. Barbara A. Galati a/k/a Barbara Galati GD-21-003925—\$123,343.97 Kevin J. Cummings, Esq. Tucker Arensberg, P.C. 412-594-3945</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a 1-1/2 story brick dwelling known and numbered as 2874 Mt. Troy Road, Pittsburgh, Pennsylvania 15212. Deed Book Volume 7678, Page 484, Parcel Number 78-H-193.</div>
Scott
<div>32. Nancy L. Yetsick and Joseph E. Yetsick MG-17-001422—\$27,870.24 DWaldmanlaw, P.C. 844-899-4162</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 507 Carothers Avenue, Carnegie, PA 15106. Deed Book Volume 9227, Page 9. Block and Lot Number 102-G-110.</div>
<div>67. Oakhurst Realty Corp., With Notice to Heirs, Owners and Reputed Owners GD-21-000457—\$4,449.69 Patricia L. McGrail, Esq. 412-664-4433</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a Residential Auxiliary</div>

<div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Vacant Land, 354 Magazine Street, Carnegie, Pennsylvania 15106, Deed Book 3594, Page 409. Block and Lot Number 102-K-226.</div>
<div>68. The Unknown Heirs of Guiseppe Salerno (a/k/a Joseph Salerno) and the Unknown Heirs of Maria Salerno, Husband and Wife, Joseph N. Salerno, With Notice to Heirs, Owners and Reputed Owners GD-21-000519—\$2,509.39 Patricia L. McGrail, Esq. 412-664-4433</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Vacant Land, 325 Magazine Street, Carnegie, Pennsylvania 15106, Deed Book 2744, Page 124. Block and Lot Number 102-K-228.</div>
South Park
<div>33. Dawn L. Hecht a/k/a Dawn Hecht and Anthony Serkis MG-20-000332—\$37,633.97 DWaldmanlaw, P.C. 844-899-4162</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Parcel 1: Having erected thereon a condominium unit in Hidden Ridge Condominium being known and numbered as 850 Hidden Ridge Court, #304, South Park, PA 15129. Deed Book Volume 11826, Page 437, Block and Lot Number 885-L-850-304. Parcel 2: Having erected thereon a condominium garage unit in Hidden Ridge Condominium being known and numbered as 850 Hidden Ridge Court, #304, Garage Unit 12H, South Park, PA 15129. Deed Book Volume 11826, Page 437, Block and Lot Number 885-L-45-12H.</div>
<div>70. Rudolph F. Seles, Jr. MG-19-000004—\$124,542.95 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having Thereon erected a dwelling known and numbered as: 6513Ventura Drive, Pittsburgh, PA 15236. Deed Book 14075, Page 169. Block/Lot 564-K-129.</div>
Tarentum
<div>25. Billie J. Shaw MG-19-001081—\$61,933.87 Michelle Pierro, Esq. 412-434-7955</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum. Having erected thereon a dwelling house known as 305 West 9th Avenue, Tarentum, PA 15084, Deed Book 16565, Page 10, Block and Lot No. 1223-N-131.</div>
Turtle Creek
<div>35. Vivienne McClellan GD-19-003403—\$1,720.28 Joseph W. Gramc, Esq. 412-281-0587</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two story commercial building being known as 219 Grant Street, Turtle Creek, PA 15145. Deed Book Volume 14901, Page 298. Block & Lot No. 455-P-257.</div>
Upper St. Clair
<div>24. Ethel Ann Hoffman and Denis Hoffman MG-20-000213—\$107,639.25 Michelle Pierro, Esq. 412-434-7955</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known as 137 Lambeth Drive, Pittsburgh, PA 15241, Book 14391, Page 381, Parcel ID 0569-D-00121-0000-00.</div>
<div>48. Craig C. Stillwagon a/k/a Craig Stillwagon and Kelly Stillwagon MG-18-001314—\$155,231.55 Stern & Eisenberg, PC 215-572-8111</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 301 Alamo Drive, Pittsburgh, PA 15241. Deed Book Volume 11258, Page 508, Instrument No. 2002-112962. Block and Lot Number 668-N-101.</div>
Versailles
<div>16. Ronald J. Vargo as Executor and Devisee of the Estate of Kenneth A. Eddens MG-20-000382—\$77,040.40 Robert P. Wendt, Esq. Leopold & Associates, PLLC 914-219-5787</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 418 Chestnut Street, McKeesport, PA 15132. Deed Book 14757, Page 370. Block and Lot 653-A-119.</div>
West Deer
<div>12. Patrick R. Shepard GD-18-002333—\$156,504.39 Christine L. Graham, Esq. McCabe, Weisberg & Conway, LLC 215-790-1010</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a Residential Auxiliary</div>

Building being known and numbered as 48 Quigley Road, Cheswick, Pennsylvania 15024. Deed Book Volume 16435, Page 96, Block & Lot No. 1359-M-00287-0000-00.
<div>23. Verda Renee Warren a/k/a Verda Renee Lord and Joanne Healey GD-20-011355—\$30,389.20 Christopher E. Vincent, Esq. 724-978-0333</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 15 A-B School Street, Russellton, PA 15076. Deed Book 14058, Page 91. Block and Lot Number 1361-M-101.</div>
White Oak
<div>64. Jody, Inc. GD-21-005111—\$162,138.58 John R. O'Keefe, Jr., Esq. Metz Lewis Brodman Must O'Keefe LLC 412-918-1100</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon commercial buildings known and numbered as 1531-1533 Lincoln Way, McKeesport, Pennsylvania 15131. Deed Book Volume 12405, Page 166, Block and Lot Number 461-S-263.</div>
Whitehall
<div>14. Jerome Rajchel and Lynn Rajchel MG-20-000390—\$139,941.15 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 855-225-6906</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 224 Southvue Dr., Pittsburgh, PA 15236. Deed Book Volume 10982, Page 142. Block and Lot 0314-J-00088-0000-00.</div>
Wilkinsburg
<div>4. Kevin D. Green GD-20-011141—\$28,539.68 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 1119 Pearl Street, Pittsburgh, PA 15221. Deed Book 12718, Page 390. Block and Lot Number 232-G-176.</div>
<div>11. Florine Stevenson GD-20-013135—\$14,349.57 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having Erected thereon a condominium unit No. 7315 being known and numbered as 7315 Beacon Hill Drive, Pittsburgh, PA 15221. Deed Book 13408, Page 578. Block and Lot Number 298-A-190-7315.</div>
<div>15. Carolyn D. McKinney a/k/a Carolyn McKinney MG-20-000412—\$41,077.60 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 855-225-6906</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1308 Franklin Avenue, Pittsburgh, PA 15221. Deed Book Volume 10930, Page 45. Block and Lot 0233-G-00232-0000-00.</div>
<div>21. Ruth C. Davis, With Notice to Heirs and Assigns GD-21-001061—\$10,439.17 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 1662 Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 4119, Page 321. Block and Lot Number 232-F-138.</div>
<div>22. Kerry D. Copes and Willette D. Copes GD-21-001209—\$20,996.91 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1428 Penn Avenue, Pittsburgh, PA 15221. Deed Book 11174, Page 149. Block and Lot Number 233-C-295.</div>
<div>27. Mona DeHoney GD-20-013152—\$41,917.23 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick veneer dwelling being known and numbered as 2074 Chalfont Street, a/k/a 2074 Chalfant Street, Pittsburgh, PA 15221. Deed Book 10915, Page 364. Block and Lot Number 297-B-198.</div>
<div>51. K. Rearick, Trustee of the Lamar Trust #707 GD-20-003224—\$12,993.75 Jennifer L. Cerce, Esq. 412-242-4400</div> <div>In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story old style house with open frame porch being known and numbered as 707 Lamar Ave., Pittsburgh, PA 15221. Deed Book 18121, Page 446. Block and Lot Number 176-H-289.</div>

52. Celeste Seals

GD-20-011053—\$11,452.76
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 1526 Avon Place, Pittsburgh, PA 15221. Deed Book 10280, Page 182. Block and Lot Number 297-B-265.

53. Mary L. Balogh

GD-20-010706—\$15,161.01
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two-story brick veneer dwelling being known and numbered as 531 Coal Street, Pittsburgh, PA 15221. Deed Book 6762, Page 378. Block and Lot Number 233-J-40.

54. Julius Haywood

GD-20-004453—\$16,583.77
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two-story party wall townhouse, being known and numbered as 1412 Wesley Street, Pittsburgh, PA 15221. Deed Book 18047, Page 419. Block and Lot Number 232-R-302.

56. The Unknown Heirs of Mary Alice Thomas, Deceased

GD-20-013149—\$21,098.16
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two-story brick veneer dwelling being known and numbered as 1532 Graham Blvd., Pittsburgh, PA 15235. Deed Book 8660, Page 159. Block and Lot Number 297-C-45.

58. Eloise Anthony, with Notice to Heirs and Assigns

GD-21-001199—\$21,335.27
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a multi-family dwelling being known and numbered as 441 South Avenue, Pittsburgh, PA 15221. Deed Book 11931, Page 30. Block and Lot Number 175-R-96.

60. Christopher Palino

MG-17-001242—\$61,112.42
Stern & Eisenberg, PC
215-572-8111
In the Commonwealth of Pennsylvania, County of Allegheny, and 2nd Ward of the Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1326 Franklin Avenue, Pittsburgh, PA 15221. Deed Book Volume 10321, Page 461, Instrument No. 1998-30336. Block and Lot Number 233-G-242.

61. 1545 Swissvale Ave, LLC

GD-20-008462—\$192,909.90
Stern & Eisenberg, PC
215-572-8111
In the Commonwealth of Pennsylvania, County of Allegheny, and First (1st) Ward of the Borough of Wilksburg: Having erected thereon six (6) brick dwellings being known and numbered as 1545-1555 Swissvale Avenue, Wilksburg, PA 15221, and being individually numbered as 1545 Swissvale Avenue, Wilksburg, PA 15221; 1547 Swissvale Avenue, Wilksburg, PA 15221; 1549 Swissvale Avenue, Wilksburg, PA 15221; 1551 Swissvale Avenue, Wilksburg, PA 15221; 1553 Swissvale Avenue, Wilksburg, PA 15221; and 1555 Swissvale Avenue, Wilksburg, PA 15221. Deed Book Volume 17427, Page 496, Instrument No. 2018-35598. Block and Lot Number 232-K-342.

73. Richard A. Goldman and Kimberly A. Goldman

GD-18-014175—\$76,430.82
Manley Deas Kochalski LLC
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 424 Franklin Avenue, Pittsburgh, PA 15221. Document Number 2006-22772, Deed Book Volume 12915, Page 507. Block and Lot Number 0176-C-00152-0000-00.

Pittsburgh—9th Ward

20. Marcia M. DiNardo

MG-15-000941—\$142,935.57
DWaldmanlaw, P.C.
844-899-4162
In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh (formerly 17th Ward): Having erected thereon a dwelling being known and numbered as 177 45th Street, Pittsburgh, PA 15201. Deed Book Volume 10214, Page 303. Block and Lot Number 80-P-98.

Pittsburgh—10th Ward

38. John F. Balogh, Jr. and Mary L. Balogh

GD-17-017357—\$10,668.21
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story brick two-family house being known as 1139-1141 Woodbine Street, Pittsburgh, PA 15201. Deed Book Volume 6766, Page 631. Block & Lot No. 81-F-230.

Pittsburgh—17th Ward

34. William Powell, an adult individual, and Kathleen Powell, an adult individual, jointly and severally

GD-19-001938—\$111,351.12
Jaclyn M. DiPaola, Esq.
412-802-6666
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a commercial property being known and numbered as 1000 Bradish Street, Pittsburgh, PA 15203. Deed Book Volume 14836, Page 496, Block and Lot Number 3-L-189.

41. Shane Tracy Enterprise, Inc.

GD-16-014323—\$66,246.68
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 building being known as 1925 East Carson Street, Pittsburgh, PA 15203. Deed Book Volume 17637, Page 6. Block & Lot No. 12-F-127.

Pittsburgh—20th Ward

19. Any and All Unknown Heirs of Isabelle A. Best, Deceased

GD-20-004409—\$11,463.46
DWaldmanlaw, P.C.
844-899-4162
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 2951 Merwyn Avenue, Pittsburgh, PA 15204. Deed Book Volume 4666, Page 355. Block and Lot Number 42-M-166.

46. Shandel Perry

GD-21-005030—\$87,188.22
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010
In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 3021 Zephyr Avenue, Pittsburgh, PA 15204. Deed Book Volume 15792, Page 431. Block and Lot Number 0042-L-00038-0000-00. Parcel 2: Being vacant land being known and numbered as 3023 Zephyr Avenue, Pittsburgh, PA 15204. Deed Book Volume 15792, Page 431. Block and Lot Number 0042-L-00037-000000.

Pittsburgh—26th Ward

17. Ian R. Fortier

MG-20-000400—\$40,865.53
Robert P. Wendt, Esq.
914-219-5787, x490
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 26th Ward: First: Vacant land being known as Woessner Avenue, Pittsburgh, PA 15212. Deed Book Volume 10177 Page 228, Block and Lot 0047-K-00114. Second: Having erected thereon a dwelling being known and numbered as 56 Woessner Avenue, Pittsburgh, PA 15212. Deed Book Volume 10177, Page 228, Block and Lot 0047-K-00112.

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
Sep 9, 2021
Sep 10, 17, 24, 2021Estate Notice

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:

Brewster, Drew A., deceased, of South Fayette Township, PA. No. 06667 of 2021. Carly J. Brewster, Admr., 200 Kimber Drive, McMurray, PA 15317 or to Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Center I, Southpointe, Canonsburg, PA 15317.
21-03636 Sep 24; Oct 1, 8, 2021

Cuiffi, Dominic M., deceased, of Cheswick, PA. No. 06517 of 2021. Linda J. Martin, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
21-03641 Sep 24; Oct 1, 8, 2021

Dinell, Pauline Theresa, deceased, of Coraopolis, PA. No. 06948 of 2021. Darrell R. Dinell, Extr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108.
21-01525w Sep 24; Oct 1, 8, 2021

Fragapane, Carmen S., deceased, of West Deer, PA. No. 6362 of 2021. William J. Fragapane, Extr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.
21-01521w Sep 24; Oct 1, 8, 2021

Haber, David L. a/k/a David Lee Haber, deceased, of Bridgeville, PA. No. 05938 of 2021. Laura Dawn Haber, Extr. and Atty., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.
21-03639 Sep 24; Oct 1, 8, 2021

Marcus, Robert B. a/k/a Robert Bruce Marcus, deceased, of Pittsburgh, PA. No. 03206 of 2021. Michael J. Henny, Admr. d.b.n.c.t.a., Suite 2828 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.
21-03632 Sep 24; Oct 1, 8, 2021

McGinley, Patricia A., deceased, of Pittsburgh, PA. No. 06691 of 2021. Patricia A. Liebro, Co-Extr., 5167 Willow Wood Drive, Gibsonia, PA 15044 and James J. McGinley, Co-Extr., 5431 Keystone Street, Pittsburgh, PA 15201 or to Trevor R. Fleming, Esq., 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.
21-03640 Sep 24; Oct 1, 8, 2021

McGinnis, Jr., Gerald E., deceased, of Pittsburgh, PA. No. 6862 of 2021. Jean A. Remmy, Admr., 46 Waterfront Dr., Pittsburgh, PA 15222 or to Alexander Eckman, Esq., Eckman & Danovitz, 35th Floor, 210 Liberty Avenue, Pittsburgh, PA 15222.
21-01526w Sep 24; Oct 1, 8, 2021

Nassar, Rose J., deceased, of Pittsburgh, PA. No. 594 of 2021. Philip John Nassar, Extr., 215 Allegheny Avenue, Cheswick, PA 15024 or to Daniel W. Kunz, Esq., 220 Grant Street, 5th Fl., Pittsburgh, PA 15219.
21-03631 Sep 24; Oct 1, 8, 2021

Nothwang, Helen T. a/k/a Helen Nothwang, deceased, of Pittsburgh, PA. No. 06563 of 2021. Marie Jo Marks, Extr., 312 Washington Rd., Pittsburgh, PA 15212 or to Virginia I. Cook, Esq., 103 Maple Ave., Pittsburgh, PA 15218.
21-03638 Sep 24; Oct 1, 8, 2021

O'Leary, Sr., Donald P., deceased, of Carnegie, PA. No. 06749 of 2021. Kathleen Musta, Extr., 31 Haldane Street, Pittsburgh, PA 15205 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.
21-03633 Sep 24; Oct 1, 8, 2021

Stenger, Elmer S., deceased, of Bethel Park, PA. No. 06750 of 2021. Linda Walker, Admr., 5724 Clark Avenue, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
21-03629 Sep 24; Oct 1, 8, 2021

Stromple, Richard L., deceased, of North Fayette, PA. No. 02147 of 2021. Gary J. Stromple, Extr., 628 Hankey Farms Drive, Oakdale, PA 15071 or to Charles E. Foerster, Esq., Weisel, Xides & Foerster, LLP, Law & Finance Bldg., 429 Fourth Ave., Ste. 1201, Pittsburgh, PA 15219.
21-01522w Sep 24; Oct 1, 8, 2021

Vukovich, Sr., John Lloyd, deceased, of South Park, PA. No. 06411 of 2021. Gloria D. Stephan, Admr., c/o Jillian F. Zacks, Esq., McAndrews Law Offices, 429 Fourth Ave., Suite 1600, Pittsburgh, PA 15219.
21-03630 Sep 24; Oct 1, 8, 2021

Warren, Tera J. a/k/a Tera J. Jordan, deceased, of Pittsburgh, PA. No. 04746 of 2021. Hope Pennington, Extr., 2307 Lawndale Avenue, McKeesport, PA 15132 or to Thomas N. Farrell, Esq., Thomas N. Farrell & Associates, 100 Ross St., Ste. 1, Pittsburgh, PA 15219.
21-03637 Sep 24; Oct 1, 8, 2021

Corcoran, Martin J., deceased, of Pittsburgh, PA. No. 06428 of 2021. Eileen Coughlin, Extr., 6941 Edgerton Avenue, Pittsburgh, PA 15208 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
21-03547 Sep 17, 24; Oct 1, 2021

Costella, Evelyn Mary a/k/a Evelyn M. Costella, deceased, of Pleasant Hills, PA. No. 6519 of 2021. William J. Craven, Extr., 2108 Hermitage Road, Wilson, NC 27896 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
21-03546 Sep 17, 24; Oct 1, 2021

Curry, Raymond Russell, deceased, of Elizabeth Township, PA. No. 6624 of 2021. Sheila Curry, Extr., 3535 Ashland Drive, Bethel Park, PA 15102.
21-01482w Sep 17, 24; Oct 1, 2021

Grace, Jean A., deceased, of White Oak, PA. No. 06664 of 2021. Andrea Grace Squillante, Extr., 1851 Pickford Street, North Huntingdon, PA 15642 or to George M. Janocsko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.
21-03543 Sep 17, 24; Oct 1, 2021

Heneghan, Joan, deceased, of Pittsburgh, PA. No. 6596 of 2021. Shawn McChesney, Extr., 522 Redondo Dr., Chesterfield, MO 63017.
21-01471w Sep 17, 24; Oct 1, 2021

Matey, Kathryn D., deceased, of Pittsburgh, PA. No. 02523 of 2008. Patricia A. Aloe, Extr., 110 Chesire Lane, McMurray, PA 15317 or to Donald S. Mazzotta, Esq., 1035 Boyce Road, Suite 121, Pittsburgh, PA 15241.
21-03533 Sep 17, 24; Oct 1, 2021

Mathewson, William Howard, deceased, of Bairdford, PA. No. 6550 of 2021. Julie Ann Smith, Admr., 1125 Eisenhower Drive, Russellton, PA 15076 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076.
21-03545 Sep 17, 24; Oct 1, 2021

Maudhuit, Shawn William, deceased, of Gibsonia, PA. No. 6554 of 2021. Mary Ann Maudhuit, Admr., 415 Linden Drive, Cheswick, PA 15024 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076.
21-03539 Sep 17, 24; Oct 1, 2021

Moran, Patricia L., deceased, of Stowe Township, PA. No. 6507 of 2021. Austin M. Moran, Admr., 1484 Island Ave., McKees Rocks, PA 15136 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
21-03537 Sep 17, 24; Oct 1, 2021

Rogers, Peggy Ellen, deceased, of Pittsburgh, PA. No. 6709 of 2021. Beth Lynn Rogers, Extr., 119 Orchard Place, Pittsburgh, PA 15210 or to Glenn H. Gillette, Esq., Thomson Rhodes & Cowie, 665 Rodi Road, Suite 301, Pittsburgh, PA 15235.
21-01480w Sep 17, 24; Oct 1, 2021

Sabol, Robert A., deceased, of Whitaker, PA. No. 06534 of 2021. Robert J. Sabol, Admr., c/o Travis J. Dunn, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.
21-03532 Sep 17, 24; Oct 1, 2021

Schall, Harold G., deceased, of Churchill, PA. No. 06522 of 2021. Clyde G. Schall, Admr., 5806 South 155th West Avenue, Sand Springs, OK 74063 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
21-03538 Sep 17, 24; Oct 1, 2021

Scolieri, Eleonora, deceased, of Shaler Township, PA. No. 06657 of 2021. Philip Scolieri, Co-Admr., 10385 Grubbs Road, Wexford, PA 15090 and Paul Scolieri, Co-Admr., 1425 Terrace Drive, Pittsburgh, PA 15228 or to Lauren McCloskey, Esq., 1912 Main Street, Pittsburgh, PA 15215.
21-01470w Sep 17, 24; Oct 1, 2021

Srdoch, Anna Marie, deceased, of Forest Hills, PA. No. 05257 of 2021. Eleanor A. Rodrigues, Extr., 986 Braddock Road, Pittsburgh, PA 15221 or to Nicole M. Rial, Esq., 2253 Leacock Road, Waterford, PA 16441.
21-03535 Sep 17, 24; Oct 1, 2021

Straub, William Doyle a/k/a William D. Straub, deceased, of Pittsburgh, PA. No. 06017 of 2021. Debra Meade, Extr., c/o Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.
21-03540 Sep 17, 24; Oct 1, 2021

Stubert, Frederick C. a/k/a Frederick C. Stubert, Jr. a/k/a Frederick Carl Stubert, deceased, of Pittsburgh, PA. No. 06641 of 2021. Cheryl Lynne Baird, Extr., 102 Hillvue Drive, Seven Fields, PA 16046 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.
21-03548 Sep 17, 24; Oct 1, 2021

Tamburro, Monica L. a/k/a Monica Louise Tamburro, deceased, of Cheswick Borough, PA. No. 06164 of 2021. Georgene E. Wisniewski, Extr., 121 Pearl Avenue, Cheswick, PA 15024 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
21-03542 Sep 17, 24; Oct 1, 2021

Tratras, Ana, deceased, of Pittsburgh, PA. No. 06465 of 2021. Jean Sarantopoulos, Admr., 10043 Verse Alley, Winter Garden, FL 34787 or to Joseph R. Lewis, III, Esq., 500 Grant Street, Suite 4940, Pittsburgh, PA 15219.
21-03534 Sep 17, 24; Oct 1, 2021

Van Hoesen, Carol a/k/a Carol L. Van Hoesen a/k/a Carol Louise Van Hoesen, deceased, of Pittsburgh, PA. No. 06767 of 2021. Gretchen Van Hoesen, Extr., 7300 Overton Street, Pittsburgh, PA 15218 or to William F. Barker, Esq., 103 Maple Ave., Pittsburgh, PA 15218.
21-01481w Sep 17, 24; Oct 1, 2021

Estrada, Luis Enrique, deceased, of Etna Borough, PA. No. 05346 of 2021. Ricardo Estrada, Admr., c/o James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.
21-03457 Sep 10, 17, 24, 2021

Fanzo, Daniel, deceased, of Pittsburgh, PA. No. 6119 of 2021. Deanna Goettel, Extr., 4257 Oak Drive, Monongahela, PA 15063.
21-01442w Sep 10, 17, 24, 2021

Jarzynka, David M., deceased, of Pittsburgh, PA. No. 05164 of 2021. James L. Jarzynka, Admr., 1005 Herron Avenue, Apt. 100, Pittsburgh, PA 15219 or to Daniel P. Gustine, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.
21-03459 Sep 10, 17, 24, 2021

Jockel, Jr., Fidelis H. a/k/a Fidelis Harry Jockel, Jr., deceased, of Reserve Township, PA. No. 06366 of 2021. Michael R. Jockel, Extr., 118 Crestwood Drive, Pittsburgh, PA 15209 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
21-03460 Sep 10, 17, 24, 2021

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Kropf, Frederick H. a/k/a Frederick Kropf, deceased, of Pittsburgh, PA. No. 06470 of 2021. Frederick E. Kropf, Extr., c/o Amy D. Reese, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

21-03458 Sep 10, 17, 24, 2021

Miller, Bradford R., deceased, of Dravosburg, PA. No. 06188 of 2021. Jeffrey B. Miller, Extr., c/o Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

21-03461 Sep 10, 17, 24, 2021

Milliken, Richard L., deceased, of Creighton, PA. No. 06185 of 2021. Karalyn Routhieaux, Admrx., 3935 Washington Road, Suite 1301, Canonsburg, PA 15317 or to Mallory L. Sikora, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

21-03466 Sep 10, 17, 24, 2021

Poziviak, Phyllis Marie, deceased, of Floreff, PA. No. 06453 of 2021. Mary Michelle Lucas, Admrx., c/o Howard F. Murphy, Esq., 426 Wray Large Road, Jefferson Hills, PA 15025.

21-03463 Sep 10, 17, 24, 2021

Pozycycki, Gloria V. a/k/a Gloria Virginia Pozycycki, deceased, of Pittsburgh, PA. No. 6499 of 2021. Julia A. Bon, Co-Extr., 566 Indus Street, Pittsburgh, PA 15207 or to Jerome M. Pozycycki, Co-Extr., 4701 Curry Road, Pittsburgh, PA 15236 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.

21-01441w Sep 10, 17, 24, 2021

Ripley, Madeline H., deceased, of West View, PA. No. 06176 of 2021. Shawn P. Ripley, Extr., 1313 Heritage Hill, Desoto, TX 75115 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

21-03464 Sep 10, 17, 24, 2021

Schang, Kay Frances, deceased, of Pittsburgh, PA. No. 06592 of 2021. Moira Harrington, Extr., 901 Haslage Avenue, Pittsburgh, PA 15212 or to James H. Wirtz, Esq., James H. Wirtz, P.C., Three Gateway Ctr., 401 Liberty Ave., 24th Fl., Pittsburgh, PA 15222.

21-01440w Sep 10, 17, 24, 2021

Williams, Corrine, deceased, of Pittsburgh, PA. No. 5976 of 2021. Danny Williams, Admr., 3113 Brackenridge Street, Pittsburgh, PA 15219 or to Melvin Vatz, Esq., 1374 Terrace Dr., Pittsburgh, PA 15228.

21-01437w Sep 10, 17, 24, 2021

Williams, Sheri L., deceased, of Elizabeth, PA. No. 05527 of 2020. Jessica Buckery, Admrx., 808 S. 2nd Avenue, Elizabeth, PA 15037 or to Jennifer B. Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

21-03462 Sep 10, 17, 24, 2021

Articles of Incorporation
Business Corporation

Bryan P. Keenan, Esq., Bryan P. Keenan & Associates, 993 Greentree Road, Suite 101, Pittsburgh, PA 15220. 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 Pittsburgh Delta 8 LLC.

21-01523w Sep 24, 2021

Articles of Incorporation
Business Corporation

Bryan P. Keenan, Esq., Bryan P. Keenan & Associates, 993 Greentree Road, Suite 101, Pittsburgh, PA 15220. 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 Halterlein Design and Consulting LLC.

21-01524w Sep 24, 2021

Fictitious Name Registration

John Bumbaugh Jr., Esq., Esq., Law Offices of Bumbaugh & Nicola, 10526 Old Trail Road, North Huntingdon, PA 15642. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Brainwaves Float Studio & Wellness Center, with its principal office or place of business at 1300 Lincoln Highway, North Versailles, PA 15137. The names and addresses of all persons who are parties to the registration are: I On Health & Wellness, L.L.C. of 1300 Lincoln Highway, North Versailles, PA 15137.

21-01519w Sep 24, 2021

Fictitious Name Registration

John Bumbaugh Jr., Esq., Esq., Law Offices of Bumbaugh & Nicola, 10526 Old Trail Road, North Huntingdon, PA 15642. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of In Home Healthy Services, with its principal office or place of business at 1300

Lincoln Highway, North Versailles, Allegheny 15137. The names and addresses of all persons who are parties to the registration are: Above and Beyond Handyman Services, LLC of 1300 Lincoln Highway, North Versailles, PA 15137.

21-01520w Sep 24, 2021

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of VPO, with its principal office or place of business at 811 Boyd Ave., Ste. 205, Pittsburgh, PA 15238. The names and addresses of all persons who are parties to the registration are: The Simplex Group, Inc., 811 Boyd Ave., Ste. 205, Pittsburgh, PA 15238.

21-03682 Sep 24, 2021

Notice of Trust

RE: Lillian A. Mazur-Frank J. Mazur and Lillian A. Mazur Revocable Trust dated May 25, 1994 as amended on August 23, 2005. Frank J. Mazur died February 12, 2019 and Lillian A. Mazur died June 24, 2021, at which time the trust became irrevocable.

Notice is hereby given that Frank J. Mazur, Ill and Kenneth D. Mazur are the Successor Co-Trustees of the above-named Trust. All persons indebted to Lillian A. Mazur are requested to make payment and all those having claims against Lillian A. Mazur are directed to present the same without delay to: Frank J. Mazur, Ill, Co-Trustee, 222 Evergreen Mill Road, Harmony, PA, 16037 or Kenneth D. Mazur, Co-Trustee, 1127 Cardinal Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esquire, 525 Carothers Avenue, Carnegie, PA, 15106.

21-03465 Sep 10, 17, 24, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania Orphans' Court Division
In Re: Zackory Sadler Jr. a/k/a Zackory James Sadler Jr. a/k/a Baby Boy Douglas
DOB: 11/1/2020
CHILD OF: Carissa Douglas a/k/a Carissa M. Douglas a/k/a Carissa Marie Douglas a/k/a Carissa A. Douglas a/k/a Carissa Shunk a/k/a Carissa M. Shunk a/k/a Carissa M. Williams a/k/a Corissa Douglas a/k/a Douglas Corissa a/k/a Carrissa Douglas and Any Unknown Father
NO: 63-21-1272

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Carissa Douglas a/k/a Carissa M. Douglas a/k/a Carissa Marie Douglas a/k/a Carissa A. Douglas a/k/a Carissa Shunk a/k/a Carissa M. Shunk a/k/a Carissa M. Williams a/k/a Corissa Douglas a/k/a Douglas Corissa a/k/a Carrissa Douglas and any Unknown Father for Zackory Sadler Jr. a/k/a Zackory James Sadler Jr. a/k/a Baby Boy Douglas will be presented to the Orphans' Court of Washington County, Pennsylvania.

Any person wishing to assert their parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on October 28, 2021 at 1:00 p.m.

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

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

21-03684 Sep 24, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Sammy Dallas McIntosh-Hunsicker a/k/a Sammy D. McIntosh a/k/a Sammy McIntosh, a minor. No. AP-____-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Corey Angel Anne McIntosh a/k/a Corey McIntosh a/k/a Coreyangel McIntosh a/k/a Coreyangel A. McIntosh a/k/a Coreyangel Ann McIntosh a/k/a Coreyangel McIntosh a/k/a Corey Angel Ann McIntosh a/k/a Corey Angel McIntosh a/k/a Corey McIntosh a/k/a Corey A. McIntosh a/k/a Coreyangle McIntosh a/k/a Coreyangel Anne McIntosh a/k/a Corey Ann McIntosh, parent of Sammy Dallas McIntosh-Hunsicker a/k/a Sammy D. McIntosh a/k/a Sammy McIntosh, a minor, born on November 1, 2005, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Sammy Dallas McIntosh-Hunsicker a/k/a Sammy D. McIntosh a/k/a Sammy McIntosh. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, October 20, 2021 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable Guido DeAngelis. This hearing may not take place in the courthouse, but may be proceeding via telephone or video conferencing. In order for you to participate in this hearing, it is important that you contact the assigned termination caseworker, Cassie McIlwain, at (412) 473-2300, or your legal counsel/attorney, to obtain information

for how to participate by telephone, video conference or in person. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 10th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakonswan.org, Attorneys for Petitioner.

21-03701 Sep 24; Oct 1, 8, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Matthew Durell Parks, a minor. No. CP-02-AP-129-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Dejourne D. Parks a/k/a Dejourne Parks, Jamel Johnson, and The Unknown Father, parents of Matthew Durell Parks, a minor, born on April 23, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Matthew Durell Parks. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, October 20, 2021 at 9:00 a.m., prevailing time, before the Honorable David L. Spurgeon. This hearing may not take place in the courthouse but may be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Cassie McIlwain, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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

Andrew F. Szeffi, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Paula.Benucci@AlleghenyCounty.US, Attorneys for Petitioner.

21-03559 Sep 17, 24; Oct 1, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Giancarlo Williams a/k/a Giancarlo Fletcher, a minor. No. AP-163-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Rachel Denise Fletcher a/k/a Rachel Fletcher and Carlo Adolfo Williams a/k/a Carlo Williams a/k/a Carlo A. Williams, parents of Giancarlo Williams a/k/a Giancarlo Fletcher, a minor, born on February 15, 2020, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Giancarlo Williams a/k/a Giancarlo Fletcher. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, November 10, 2021 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable David Spurgeon. This hearing may not take place in the courthouse, but may be proceeding via telephone or video conferencing. In order for you to participate in this hearing, it is important that you contact the assigned termination caseworker, Lateka Moorefield, at (412) 473-2300, or your legal counsel/attorney, to obtain information for

how to participate by telephone, video conference or in person. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 10th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakonswan.org, Attorneys for Petitioner.

21-03616 Sep 17, 24; Oct 1, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Jacob Neil Harris a/k/a Jacob Harris, a minor. No. CP-02-AP-135-2021 and Joshwa Louis Harris a/k/a Joshua Harris, a minor, No. CP-02-AP-136-2021, in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Brittnay Marlee Chapman a/k/a Brittnay Chapman a/k/a Brittnay M. Chapman, Robrigo Gilmore a/k/a Robrigo D. Gilmore a/k/a Dwayne Gilmore Robrigo a/k/a Robrigo Dwayne Gilemore a/k/a Robrigo Gilmore a/k/a Robrigo Dwayne Gilmore a/k/a X Robrigo a/k/a X Rigo a/k/a X Rico a/k/a X Dalootch, and The Unknown Father(s), parents of Jacob Neil Harris a/k/a Jacob Harris and Joshwa Louis Harris a/k/a Joshwa Harris, twin minors born on October 10, 2012, in Pittsburgh, Allegheny County, Pennsylvania. Petitions have been filed asking the Court to put an end to all rights you have to your children, Jacob Neil Harris a/k/a Jacob Harris and Joshwa Louis Harris a/k/a Joshwa Harris. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on Wednesday, October 13, 2021 at 2:30 p.m., prevailing time, before the Honorable Paul E. Cozza. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Lateka Moorefield, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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

Andrew F. Szeffi, County Solicitor. Katie Kennedy, Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Boulevard, Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4466, Katherine.Kennedy@AlleghenyCounty.US, Attorneys for Petitioner.

21-03393 Sep 10, 17, 24, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Michael Jamie Christopher a/k/a Michael Christopher, a minor. No. CP-02-AP-165-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Leigh Michelle Falkner a/k/a Leigh Michelle Becker a/k/a Leigh Faulkner a/k/a Leigh Falkner a/k/a Leigh M. Falkner a/k/a Leigh Michelle Faulkner and Bradley S. Becker a/k/a Bradley Scott Becker a/k/a Bradley Becker, parents of Michael Jamie Christopher a/k/a Michael Christopher, a minor, born on June 7, 2016, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Michael

Jamie Christopher a/k/a Michael Christopher. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, October 6, 2021 at 3:00 p.m., prevailing time, before the Honorable Eleanor L. Bush. This hearing may not take place in the courthouse but may be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Lateka Moorefield, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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

Andrew F. Szeffi, County Solicitor. Alexandra Gruskos, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-7398, Alexandra.Gruskos@AlleghenyCounty.US, Attorneys for Petitioner.

21-03512 Sep 10, 17, 24, 2021

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Baby Girl Jones a/k/a Gracie Jones, a minor. No. CP-02-AP-183-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Stephiena Marie Brace a/k/a Stephiena Brace a/k/a Stephiena M. Brace a/k/a Stephina Brace, Christopher Michael Jones a/k/a Christopher Michael Jones, Sr. a/k/a Christopher Jones a/k/a Christopher M. Jones a/k/a Christopher Micha Jones, and The Unknown Father, parents of Baby Girl Jones a/k/a Gracie Jones, a minor, born on May 17, 2018, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Baby Girl Jones a/k/a Gracie Jones. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Friday, October 8, 2021 at 9:00 a.m., prevailing time, before the Honorable Paul E. Cozza. This hearing may not take place in the courthouse but may be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Dave Reagan, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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Andrew F. Szeffi, County Solicitor. Alexandra Gruskos, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-7398, Alexandra.Gruskos@AlleghenyCounty.US, Attorneys for Petitioner.

21-03515 Sep 10, 17, 24, 2021

Our Health Care Power of
Attorney and Living Will
documents are available on
the ACBA website for free at
ACBA.org/POA-Living-Will.