

**CR-0002526-21;** Mark W. Geyer; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0013580-19;** Deven Michael Green; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0013860-19;** Deven Michael Green; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0001882-21;** Deven Michael Green; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0014045-17;** Jamar Hayden; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0002631-21;** Chateisha Jones-Mossett; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Domenic Joseph Pietropaolo**

**CR-0002617-21;** Jason Moran; Risking Catastrophe; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**CR-0007125-20;** John Richard Morrissey; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

**CR-0008211-19;** Jamar Taylor; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**CR-0004213-20;** Francisco Vega; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Domenic Joseph Pietropaolo**

**CR-0003263-17;** Barry Williams; Receives Advance Payment For Services and Fails to Perform; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

# Arbitration Trial List

City-County Building  
Room 702  
9:00 a.m.

Wednesday  
September 22, 2021

**GD-19-018072;** Meehan vs Frank J. Zotola Construction Inc.; P-atty: **Anthony J. Giannetti;** D-atty: **Susan D. Garrard**

**AR-21-002212;** Student Loan Solutions vs Rodriguez, et al; P-atty: **Roger Fay;** D-atty: **Pro Se**

**AR-21-001448;** Progressive Advanced Insurance vs Allshouse; P-atty: **Michael J. Dougherty**

**AR-21-001439;** Rzepniak vs General Motors LLC; P-atty: **Robert M. Silverman**

**AR-21-001436;** Citibank N.A. vs Massey; P-atty: **Robert M. Kline;** D-atty: **Kimberly J. Gallagher**

**AR-21-001431;** Citibank N.A. vs Dunn; P-atty: **Robert M. Kline;** D-atty: **Pro Se**

**AR-21-001411;** Austin vs Henderson; P-atty: **Pro Se**

**AR-21-001003;** Yarmoski vs Walmart Store #2603; P-atty: **Thomas D. Hall;** D-atty: **Rebecca Sember Izsak**

**AR-20-003421;** Duquense Light Company vs Pace, et al; P-atty: **Tara R. Pfeifer;** D-atty: **Pro Se**

**AR-20-002473;** Zachary vs Holdings Acquisition Co. L.P.; P-atty: **Robert E. Mielnicki;** D-atty: **Bruce E. Rende**

**AR-20-002464;** Chavoustie, et al vs Hawk, et al; P-atty: **Krista M. Kochosky Orashan;** D-atty: **John W. Brown**

**AR-18-002628;** Woodbridge Condominium Association vs Zegarelli; P-atty: **Lisa M. Burkhart**

# Summary Appeals Branch

Judge W. Terrence O'Brien  
City-County Building  
Room 821

Wednesday  
September 22, 2021

## Hearings

**SA-0000223-21;** Comm. of PA vs Tyree Gene Averytt-Brooks; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000247-21;** Comm. of PA vs Colin Michael Bandell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000232-21;** Comm. of PA vs Dante Barber; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000233-21;** Comm. of PA vs Dante Barber; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000228-21;** Comm. of PA vs Gaziza Bayekeyeva; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000221-21;** Comm. of PA vs Alexander J. Biagiarelli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000490-21;** Comm. of PA vs Mason Gregory Demko; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000239-21;** Comm. of PA vs Reese T. Elliott; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000250-21;** Comm. of PA vs Lamar D. Green; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001224-20;** Comm. of PA vs Ernest Anthony Grimm; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000236-21;** Comm. of PA vs Cemonne Hanna; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000217-21;** Comm. of PA vs Jacob Phillip Hatén; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000241-21;** Comm. of PA vs Jacob Phillip Hatén; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000230-21;** Comm. of PA vs Domeyae Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000054-21;** Comm. of PA vs Endia Teshay Lane; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000206-21;** Comm. of PA vs Preston Nash; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000248-21;** Comm. of PA vs Michael J. O'Malley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000270-21;** Comm. of PA vs Michael E. Robertson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000015-21;** Comm. of PA vs David B. Smith; P-atty: **Gregory Francis Stein**

**SA-0000017-21;** Comm. of PA vs David B. Smith; P-atty: **Gregory Francis Stein**

**SA-0000246-21;** Comm. of PA vs Maurice Dewight Smith Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000015-21;** Comm. of PA vs David B. Smith; P-atty: **Gregory Francis Stein**

**SA-0001285-20;** Comm. of PA vs Denise Elaine Strader; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001286-20;** Comm. of PA vs Denise Elaine Strader; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000231-21;** Comm. of PA vs Charles Darnell Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000111-21;** Comm. of PA vs Shawn Townsend; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000234-21;** Comm. of PA vs Isabella Villella; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000174-21;** Comm. of PA vs Latasha Wallace; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000477-20;** Comm. of PA vs Timiah D. Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## 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 Sheriffs 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."

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### Baldwin Borough

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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.

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### Ben Avon

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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.

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### Bethel Park

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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 Lonzynski, 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 867-A-83.

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### Carnegie

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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.

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### Elizabeth Township

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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.

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### Forest Hills

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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.

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### Fox Chapel

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49. Greg Stadtlander a/k/a Gregory M. Stadtlander and Cindy P. Stadtlander  
MG-21-000020—\$49,224.97  
Stern & Eisenberg, PC  
215-572-8111

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.

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### Green Tree

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10. Ronald P. Vukson and Carolyn J. Vukson  
GD-20-009910—\$20,049.93  
Jennifer L. Cerce, Esq.  
412-242-4400

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.

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### Hampton

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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

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.

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### Lincoln

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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

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.

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### McDonald

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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

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.

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### Millvale

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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

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.

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### Monroeville

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44. Richard K. Berkebile and Denise Berkebile  
MG-21-000076—\$151,135.05  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

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.

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### Mt. Oliver

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71. Heather Mitchell  
MG-19-000652—\$95,551.29  
Shnayder Law Firm, LLC  
215-834-3103

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.



North Versailles

**59. Marts Brothers Drilling, Inc.**  
GD-21-003808—\$55,416.02  
Christopher E. Vincent, Esq.  
724-978-0333

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.

**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

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.

O’Hara

**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

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.

**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

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.

Penn Hills

**5. Lisa A. Mastandrea and the United States of America**  
GD-21-001704—\$22,878.92  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 217 MacFarlane Drive, Pittsburgh, PA 15235. Deed Book 15853, Page 231. Block and Lot Number 369-G-252.

**6. Deborah A. Windsor**  
GD-19-017578—\$14,143.89  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7872 Mount Carmel Road, Verona, PA 15147. Deed Book 5880, Page 855. Block and Lot Number 230-M-214.

**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

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.

**8. Robert C. Thiry**  
GD-21-001600—\$16,663.46  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 137 Woodgate Road, Pittsburgh, PA 15235. Deed Book 16877, Page 181. Block and Lot Number 296-L-302.

**50. P&A International Business Consultants, LLC**  
GD-20-010830—\$20,552.71  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 137 Woodgate Road, Pittsburgh, PA 15235. Deed Book 16877, Page 181. Block and Lot Number 296-L-302.

**55. Barry P. Fair, with Notice to Heirs and Assigns**  
GD-21-001601—\$31,325.50  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6361 Leechburg Road, Verona, PA 15147. Deed Book 12722, Page 500. Block and Lot Number 536-K-341.

**57. Benjamin E. Clark and Gertrude E. Pugh**  
GD-20-012991—\$11,666.49  
Jennifer L. Cerce, Esq.  
412-242-4400

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

**62. Bryan Edward Dolney and Melissa Slone Dolney**  
GD-20-011897—\$81,263.22  
Kristine M. Anthonu, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

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.

**72. Ronald B. Diggs and the United States of America**  
MG-13-000510—\$154,197.34  
Emmanuel J. Argentieri, Esq.  
856-384-1515

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.

Pleasant Hills

**39. CLRS Inc.**  
GD-21-000380—\$19,317.60  
Joseph W. Gramc, Esq.  
412-281-0587

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.

**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

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.

Port Vue

**3. Anne Hickman**  
GD-20-012498—\$10,841.16  
Jennifer L. Cerce, Esq.  
412-242-4400

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.

**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

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.

Reserve

**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

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.

Scott

**32. Nancy L. Yetsick and Joseph E. Yetsick**  
MG-17-001422—\$27,870.24  
DWaldmanlaw, P.C.  
844-899-4162

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.

**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

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.

**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

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.

South Park

**33. Dawn L. Hecht a/k/a Dawn Hecht and Anthony Serkis**  
MG-20-000332—\$37,633.97  
DWaldmanlaw, P.C.  
844-899-4162

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.

**70. Rudolph F. Seles, Jr.**  
MG-19-000004—\$124,542.95  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having Theoreon erected a dwelling known and numbered as: 6513Ventura Drive, Pittsburgh, PA 15236. Deed Book 14075, Page 169. Block/Lot 564-K-129.

Tarentum

**25. Billie J. Shaw**  
MG-19-001081—\$61,933.87  
Michelle Pierro, Esq.  
412-434-7955

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.

Turtle Creek

**35. Vivienne McClellan**  
GD-19-003403—\$1,720.28  
Joseph W. Gramc, Esq.  
412-281-0587

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.

Upper St. Clair

**24. Ethel Ann Hoffman and Denis Hoffman**  
MG-20-000213—\$107,639.25  
Michelle Pierro, Esq.  
412-434-7955

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.

**48. Craig C. Stillwagon a/k/a Craig Stillwagon and Kelly Stillwagon**  
MG-18-001314—\$155,231.55  
Stern & Eisenberg, PC  
215-572-8111

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.

Versailles

**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

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.

West Deer

**12. Patrick R. Shepard**  
GD-18-002333—\$156,504.39  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a Residential Auxiliary 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.

**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

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.

West View

**29. Bonnie L. Clarke**  
MG-15-000772—\$93,322.50  
Bradley J. Osborne, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a single family residential dwelling being known and numbered as 115 Montclair Avenue, Pittsburgh, PA 15229. Deed Book Volume 12299, Page 234. Block and Lot Number 350-S-212.

White Oak

**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

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.

Whitehall

**14. Jerome Rajchel and Lynn Rajchel**  
MG-20-000390—\$139,941.15  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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.

Wilkinsburg

**4. Kevin D. Green**  
GD-20-011141—\$28,539.68  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 1119 Pearl Street, Pittsburgh, PA 15221. Deed Book 12718, Page 390. Block and Lot Number 232-G-176.

**11. Florine Stevenson**  
GD-20-013135—\$14,349.57  
Jennifer L. Cerce, Esq.  
412-242-4400

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.

**15. Carolyn D. McKinney a/k/a Carolyn McKinney**  
MG-20-000412—\$41,077.60  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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.

**21. Ruth C. Davis, With Notice to Heirs and Assigns**  
GD-21-001061—\$10,439.17  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 1662 Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 4119, Page 321. Block and Lot Number 232-F-138.

**22. Kerry D. Copes and Willette D. Copes**  
GD-21-001209—\$20,996.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a

dwelling being known and numbered as 1428 Penn Avenue, Pittsburgh, PA 15221. Deed Book 11174, Page 149. Block and Lot Number 233-C-295.

**27. Mona DeHoney**  
GD-20-013152—\$41,917.23  
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 2074 Chalfont Street, a/k/a 2074 Chalfant Street, Pittsburgh, PA 15221. Deed Book 10915, Page 364. Block and Lot Number 297-B-198.

**51. K. Rearick, Trustee of the Lamar Trust #707**  
GD-20-003224—\$12,993.75  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: 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.

**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.

**37. Wells Fargo Bank**  
GD-11-027481—\$7,525.66  
Joseph W. Gramc, Esq.  
412-281-0587  
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 26: Having erected thereon a two story frame house being known as 2416 Lindell Street, Pittsburgh, PA 15212. Deed Book Volume 14227, Page 41. Block & Lot No. 78-R-218.

**AMENDED NOTICE**  
If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative. Please seek legal advice. If you cannot afford an attorney, you may be eligible for free legal assistance. Find out by contacting a legal service listed below.  
**Allegheny County Bar Association**  
412-261-0518  
Lawyer Referral Services

412-261-5555  
**Neighborhood Legal Services**  
412-255-6700  
Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:  
A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.  
If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.  
Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays,) between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at [www.sheriffalleghenycounty.com](http://www.sheriffalleghenycounty.com).

**Sheriff's Office, Pittsburgh, PA.**  
**William P. Mullen, Sheriff**  
Sep 9, 2021  
Sep 10, 17, 24, 2021

**Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.**

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

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., Pittsburg, 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. Janocko, 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 Cheshire 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 Laureen 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

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, Admr., 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 Floreffe, PA. No. 06453 of 2021. Mary Michelle Lucas, Admr., c/o Howard F. Murphy, Esq., 426 Wray Large Road, Jefferson Hills, PA 15025.  
21-03463 Sep 10, 17, 24, 2021

Pozycki, Gloria V. a/k/a Gloria Virginia Pozycki, deceased, of Pittsburgh, PA. No. 6499 of 2021. Julia A. Bon, Co-Extr., 566 Indus Street, Pittsburgh, PA 15207 and Jerome M. Pozycki, 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, Admr., 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

Anderson, Mary (a/k/a Mary Elizabeth Anderson) - Late of Plum Borough, Allegheny County, PA. D.O.D. 3/21/20. Will #022103445. Richard G. Anderson, Administrator, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.  
21-03408 Sep 3, 10, 17, 2021

Bilak, Samuel, deceased, of Wall, PA. No. 03066 of 2021. Samuel V. Bilak, Extr., 331 Valley Avenue, Wall, PA 15148 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.  
21-03401 Sep 3, 10, 17, 2021

Byerly, Irma C. a/k/a Irma Byerly, deceased, of Carnegie, PA. No. 06107 of 2021. George L. Byerly, Extr., 5861 Shope Place, Harrisburg, PA 17109.  
21-03392 Sep 3, 10, 17, 2021

Douglas, Sandra Lynn - Late of Pittsburgh, Allegheny County, PA. D.O.D. 12/20/17. Will #021802616. Cecil Devonne Douglas, Administrator, c/o Christopher J. Heavens, Esq., 2312 Chichester Ave., Upper Chichester, PA 19061; Christopher J. Heavens, Atty., Heavens Law Firm, PLLC, 2312 Chichester Ave., Upper Chichester, PA 19061.  
21-03409 Sep 3, 10, 17, 2021

Fuellgraf, Johanna C., deceased, of Allepo, PA. No. 6342 of 2021. Gerald M. Popovec, Extr., c/o Howard M. Alex, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.  
21-01409w Sep 3, 10, 17, 2021

Hills, Bonita V., deceased, of Turtle Creek Borough, PA. No. 06357 of 2021. Michael R. Hills, Co-Extr. and Elizabeth A. Hills, Co-Extr., 35 Garden Terrace, Pittsburgh, PA 15221 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.  
21-03387 Sep 3, 10, 17, 2021

Hughes, Carol a/k/a Carol Wallace Hughes, deceased, of Pittsburgh, PA. No. 6203 of 2021. Sean Hughes, Extr., 1229 Denniston Street, Pittsburgh, PA 15217 or to Sam R. Hens-Greco, Esq., P.O. Box 5249, Pittsburgh, PA 15206.  
21-03398 Sep 3, 10, 17, 2021

Jablonski, Helen Elizabeth a/k/a Helen Elizabeth Burns Jablonski, deceased, of McCandless Township, PA. No. 04409 of 2021. Lawrence F. Jablonski, III, Extr., c/o J. Dustin Barr, Esq., Law Office of J. Dustin Barr, LLC, 300 North Market Street, Ligonier, PA 15658.  
21-03389 Sep 3, 10, 17, 2021

Kelly, Johnny Allen a/k/a Johnny A. Kelley, deceased, of Pittsburgh, PA. No. 05311 of 2021. Myrtle Sue Kinnison, Admr., 4388 Steven Hole Run Road, Buckeye, WV 24924 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.  
21-03397 Sep 3, 10, 17, 2021

Krah, Ellwood Walter a/k/a Elwood W. Krah, deceased, of Pittsburgh, PA. No. 05852 of 2021. John G. Krah, Extr., c/o Timothy J. Rogers, Esq., 1494 Maple Ave., Glenshaw, PA 15116.  
21-03400 Sep 3, 10, 17, 2021

Lamarca, Gregg Steven, deceased, of Pittsburgh, PA. No. 05992 of 2021. Griffith Lamarca, Admr., 100 E. Manilla Ave., Pittsburgh, PA 15220.  
21-01411w Sep 3, 10, 17, 2021

Loutitt, Gloria L., deceased, of McKeesport, PA. No. 06252 of 2021. Brian A. Loutitt, Admr., 68 Boyleston Street, Apartment 1, Boston, MA 02130 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.  
21-03388 Sep 3, 10, 17, 2021

Manning, Ch'yenne S. - Late of Pittsburgh, Allegheny County, PA. D.O.D. 12/20/17. Will #021802618. Darryl Manning, Administrator, c/o Christopher J. Heavens, Esq., 2312 Chichester Ave., Upper Chichester, PA 19061; Christopher J. Heavens, Atty., Heavens Law Firm, PLLC, 2312 Chichester Ave., Upper Chichester, PA 19061.  
21-03411 Sep 3, 10, 17, 2021

Pawlak, Timothy John, deceased, of Pittsburgh, PA. No. 04941 of 2021. Kurt Pawlak, Admr., 4620 Scioto Dr., Apt. B, Steubenville, OH 43953.  
21-03395 Sep 3, 10, 17, 2021

Pelesky, Josephine F., deceased, of South Park Township, PA. No. 06268 of 2021. Joann Mulkerin, Extr., 1016 Elizabeth St., Pittsburgh, PA 15221 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.  
21-03391 Sep 3, 10, 17, 2021

Perelstine, Sara, deceased, of Pittsburgh, PA. No. 05420 of 2021. Robert J. Perelstine, Extr., 2331 Norton Road, Pittsburgh, PA 15241.  
21-03390 Sep 3, 10, 17, 2021

Staten, Shamira - Late of Pittsburgh, Allegheny County, PA. D.O.D. 12/20/17. Will #021802617. Tamira Johnson, Administratrix, c/o Christopher J. Heavens, Esq., 2312 Chichester Ave., Upper Chichester, PA 19061; Christopher J. Heavens, Atty., Heavens Law Firm, PLLC, 2312 Chichester Ave., Upper Chichester, PA 19061.  
21-03412 Sep 3, 10, 17, 2021

Steiner, Pearl M. a/k/a Pearl M. Steiner, deceased, of Wilkinsburg, PA. No. 1386 of 2021. Michael T. Wise, Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.  
21-03399 Sep 3, 10, 17, 2021

Zak, Robert J., deceased, of Pittsburgh, PA. No. 06260 of 2021. Claire Johnson Saénz, Admr. and Atty., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.  
21-03396 Sep 3, 10, 17, 2021

Certificate of Organization Limited Liability Company

Jonathan T. Krassenstein, Esq., Krassenstein & Associates P.C., 7500 Brooktree Road, Wexford, PA 15090. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Southpointe Nails at Mt. Lebanon, LLC.  
21-01472w Sep 17, 2021

Certificate of Organization Limited Liability Company

James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Real Deal Development, LLC.  
21-03536 Sep 17, 2021

Certificate of Organization Limited Liability Company

James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Mainstay Realty, LLC.  
21-03544 Sep 17, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: 20-7834. In re: Petition of Amanda L. Myers, parent(s) and Legal guardian(s) of Isla Aria Rae Weishorn for change of name to Isla Amanda Myers. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Friday, October 15, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
21-01467w Sep 17, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-9854. In re: Petition of Jonathan Brown & Karen Raneé Brown, for change of name to Yonathan Ben Israel & Keren Baht Israel. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, October 18, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.  
21-01473w Sep 17, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-009485. In re: Petition of Purna Akurugoda, for change of name to Punna Akurugoda. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, October 5, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Kevin T. Brett, Bunde & Roberts, P.C., Benedum-Trees Building, Suite 500, 2223 4th Avenue, Pittsburgh, PA 15222, Ph: 412-391-4330, Attorney for Petitioner.  
21-01475w Sep 17, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-21-002137. Notice is hereby given to Charles E. Cooper, Jr., and all other parties of interest,



that a judgment may be entered within ten (10) days from the date of this notice for the property located at 1008 Lilac Street, Natrona Heights, Allegheny County, Pennsylvania 15065, known as lot/block 1678-S-181. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the July 12, 2021 Order of Court.

21-03628 Sep 17, 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, III 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, III, 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 Action in Mortgage Foreclosure

Court of Common Pleas  
Civil Division  
Allegheny County  
NO: MG-19-001303  
Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Pauline B. Touchstone, deceased, Defendant  
To the Defendants, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Pauline B. Touchstone, deceased.: Take Notice That The Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

If You Wish To Defend, You Must Enter A Written Appearance Personally Or By Attorney And File Your Defense Or Objections With The Court. You Are Warned That If You Fail To Do So The Case May Proceed Without You And A Judgment May Be Entered Against You Without Further Notice For The Relief Requested By The Plaintiff. You May Lose Money Or Property Or Other Rights Important To You.

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

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

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 3rd Fl.  
Pittsburgh, PA 15219  
412-261-5555

LOGS Legal Group LLP  
By: Christopher A. DeNardo, PA I.D. No. 78447, Kristen D. Little, PA I.D. No. 79992, Elizabeth L. Wassall, PA I.D. No. 77788, Leslie J. Rase, PA I.D. No. 58365, Samantha Gable, PA I.D. No. 320695, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, Telephone: (610) 278-6800, E-Mail: PAHELP@LOGS.COM, LLG File No. 19-063532.

21-03469 Sep 17, 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:

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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:

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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@diakon-swan.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 Arielle Sa'rae Sampson-Martin a/k/a Arielle Sampson-Martin a/k/a Baby Girl Zataweski, a minor. No. CP-02-AP-041-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Alyssa Rose Zataweski a/k/a Alyssa R. Zataweski a/k/a Alyssa Zataweski and Andrew Devon Sampson-Martin a/k/a Andrew Devion Martin a/k/a Andrew Sampson a/k/a Andrew D. Sampson-Martin a/k/a Andren Sampson a/k/a Andrew Sampson Martin, parents of Arielle Sa'rae Sampson-Martin a/k/a Arielle Sampson-Martin a/k/a Baby Girl Zataweski, a minor, born on July 25, 2019, 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, Arielle Sa'rae Sampson-Martin a/k/a Arielle Sampson-Martin a/k/a Baby Girl Zataweski. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Friday, October 1, 2021 at 10:00 a.m., prevailing time, before the Honorable Guido A. DeAngelis. 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, Dave Reagan, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you

and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

Andrew F. Szeffi, County Solicitor. Ilene L. Dubin, Children, Youth and Families, 445 Ft. Pitt Boulevard, Pittsburgh, PA 15219, Ph: 412-350-4243, Ilene.LeventhalDubin@AlleghenyCounty.US, Attorneys for Petitioner.  
21-03635 Sep 17, 20, 27, 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 Joshwa 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: Brittney Marlee Chapman a/k/a Brittney Chapman a/k/a Brittney M. Chapman, Robrigo Gilmore a/k/a Robrigo D. Gilmore a/k/a Dwayne Gilmore Robrigo a/k/a Robrigo Dwayne Gilmore a/k/a Robrigo Gilemore 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 Dalootche, 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:

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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:

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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:

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.  
21-03515 Sep 10, 17, 24, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Promise Alexis Nickles a/k/a Promise Nickles, a minor. No. CP-02-AP-139-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Celina Narot Huntington a/k/a Celina Huntington a/k/a Celina Huntingdon a/k/a Celina N. Huntington, Wyatt Clayton Wade a/k/a Wyatt Wade, and The Unknown Father, parents of Promise Alexis Nickles a/k/a Promise Nickles, a minor, born on April 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, Promise Alexis Nickles a/k/a Promise Nickles. 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 10:00 a.m., prevailing time, before the Honorable Dwayne D. Woodruff. 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 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, go to or 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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Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555

Andrew F. Szeffi, County Solicitor. Lilian A. Akin, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4720, Lilian.Akin@AlleghenyCounty.US, Attorneys for Petitioner.

21-03200 Sep 3, 10, 17, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Lexie Nova Danielle Lengyel a/k/a Lexie-Nova Lengyel, a minor. No. AP-161-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Margaret Mary Rose Quish a/k/a Margaret Quish a/k/a Margaret Mary Quish a/k/a Mattie Quish a/k/a Matty Quish a/k/a Maddie Quish a/k/a Maggie Quish a/k/a Mattisse Quish a/k/a Matisse Quish, Da Jon Lengyel a/k/a Da'Jon Lengyel a/k/a Da'Jon Langyel a/k/a Dajon Lengyez a/k/a Dajon N. Lengyel a/k/a Dajon Norman Lengyel a/k/a Dajon Lengyel, and the Unknown Father, parents of Lexie Nova Danielle Lengyel a/k/a Lexie-Nova Lengyel, a minor, born on August 31, 2019, in Erie County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Lexie Nova Danielle Lengyel a/k/a Lexie-Nova Lengyel. 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 10:00 a.m. (Prevailing Eastern Time), before the Honorable Jennifer McCrady. This hearing may not take place in the courthouse, but may be proceeding via telephone or video conferencing. In order for you to participate in this hearing, it is important that you contact the assigned termination caseworker, Alanna Laipple, 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:

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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@diakon-swan.org, Attorneys for Petitioner.  
21-03414 Sep 3, 10, 17, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Atticus Luca Oaster a/k/a Atticus Oaster, a minor. No. AP-162-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Tabitha Lynn Clark a/k/a Tabitha Clark a/k/a Tabitha L. Clark, Joshua Lee Oaster a/k/a Joshua Oaster a/k/a Joshua L. Oaster and The Unknown Father, parents of



Atticus Luca Oaster a/k/a Atticus Oaster, a minor, born on January 13, 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, Atticus Luca Oaster a/k/a Atticus Oaster. 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 8:30 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, Dave Reagan, 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:

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Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
Andrew F. Szefti, 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.  
21-03415 Sep 3, 10, 17, 2021

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

In Re: Adoption of Key'Onna Lynn Siler a/k/a Key'Onna Siler a/k/a Keyonna Siler, a minor. No. AP-100-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: The Unknown Father of Key'Onna Lynn Siler a/k/a Key'Onna Siler a/k/a Keyonna Siler, a minor, born on September 15, 2013 to Ashley Nicole McArthur a/k/a Ashley Nicole Milslagle a/k/a Ashley N. McArthur a/k/a Ashley McArthur in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Key'Onna Lynn Siler a/k/a Key'Onna Siler a/k/a Keyonna Siler. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Thursday, October 21, 2021 at 1:30 p.m. (Prevailing Eastern Time), before the Honorable Kathryn Hens-Greco. 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.

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Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
Andrew F. Szefti, 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.  
21-03416 Sep 3, 10, 17, 2021

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

In Re: Adoption of Ty'Onna Elizabeth Marie Siler a/k/a Ty'Onna Siler a/k/a Tyonna Siler, a minor. No. AP-101-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: The Unknown Father of Ty'Onna Elizabeth Marie Siler a/k/a Ty'Onna Siler a/k/a Tyonna Siler, a minor, born on October 7, 2012, to Ashley Nicole McArthur a/k/a Ashley Nicole Milslagle a/k/a Ashley N. McArthur a/k/a Ashley McArthur in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Ty'Onna Elizabeth Marie Siler a/k/a Ty'Onna Siler a/k/a Tyonna Siler. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Thursday, October 21, 2021 at 1:30 p.m. (Prevailing Eastern Time), before the Honorable Kathryn Hens-Greco. 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.

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Pittsburgh, PA 15219  
412-261-5555  
Andrew F. Szefti, 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.  
21-03417 Sep 3, 10, 17, 2021

**Statement of Registration Foreign Nonprofit Corporation**

Notice is hereby given that Lawrence Charles Abraham Godfrey, a foreign nonprofit corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Minnesota. The address of its principal office under the laws of said jurisdiction is 1518 Oakdene Street, Pittsburgh, PA 15206, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 1518 Oakdene Street, Pittsburgh, PA 15206.

21-01474w Sep 17, 2021

**FAMILY DIVISION**

(Continued from Page 1, Column 2)

**Heinrich James** vs Heinrich Patti; FD-91-002031; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

**Wittig Thomas E.** vs Wittig Sharon R.; FD-0393-000007-79; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

**Kisalita Whitney** vs Stonebrook Ashley; FD-21-001530; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Daloiso Toni Lynn** vs Thomas Marcus; FD-21-001531; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Maag Deanna** vs Maag Cullen; FD-21-001532; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Harris Montasia** vs Coles Corey A.; FD-21-001533; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Miguel Raul** vs Zelechowski Jennifer; FD-21-001534; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Wilfrom James** vs Wilfrom Cyndee; FD-21-001535; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Kocylidirim Ergin** vs Tatli Mine; FD-21-001536; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Washington Elizabeth** vs Luanghy Vick; FD-21-001539; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Downey Jr. Robert L** vs Anker Sean; FD-21-001541; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Sunseri Teresa** vs Sunseri Jr. Robert; FD-21-001542; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Bolgert Mark** vs Ruffin Ebony; FD-21-001543; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**McCord Richard** vs Darwin Crystal; FD-21-001547; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Fultz Jamie** vs Brown Isaiah; FD-21-001548; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Pro Se

**Moore Tanisha B.** vs Danso Akwasi; FD-21-001550; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Hawkins Javonda** vs Cruz Marco; FD-21-003536; Support; Complaint in Support; Atty(s): Pro Se

**Pearson Telayshia M.** vs Beard Jeffrey; FD-21-003759; Support; Complaint in Support; Atty(s): Pro Se

**Robinson Shaneka** vs Meadows Cameron; FD-21-003780; Support; Complaint in Support; Atty(s): Pro Se

**Sims Jr. Reginald** vs Mays-Hosey Cheyenne; FD-21-008680; Custody; Order of Court; Atty(s): Pro Se

**Poff Carole A.** vs Poff Troy M.; FD-21-008681; Divorce; Complaint in Divorce (2 count); P-atty: Spivak Todd Adam

**Rankin-Coles Joslyn S.** vs Coles Lavelle M.; FD-21-008682; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Edgington Rebecca** vs Gallos Kevin; FD-21-008683; Custody; Criminal Record/Abuse History Verification; Atty(s): Pro Se

**Tarr Ashley** vs Dunn Brandon T; FD-21-008684; Custody; Counterclaim; Atty(s): Pro Se

**Bredl Jennifer** vs Bredl David; FD-21-008685; Divorce; Praecipe for Appearance; P-atty: Paul Sophia P

**McMillen Lauren M.** vs McMillen James M.; FD-21-008686; Divorce; Praecipe for Appearance; Atty(s): Beroes Elizabeth A

**Westbrooks Champale** vs Westbrooks Christen, Davis Donte; FD-21-008687; Custody; Praecipe for Appearance; Atty(s): Pro Se

**Myers Ben** vs Myers Amanda; FD-21-008688; Divorce; Complaint in Divorce (2 count); P-atty: Flinchum James

**Huber Lorraine** vs Huber Michael; FD-21-008689; Divorce; Acceptance of Service; Atty(s): Pro Se

**McCord Richard** vs Darwin Chrystal C.; FD-21-008690; Custody; Criminal Record/Abuse History Verification; Atty(s): Pro Se

**Kuzel John B** vs Kuzel Renee M; FD-21-008691; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Marsh Sheridan L** vs Hawkins Tiffany; FD-21-008692; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

**Vo Thoa Xuan Thi** vs Nguyen Huynh Luan; FD-21-008695; Divorce; Complaint in Divorce (1 count); P-atty: Spivak Todd Adam

**Long Michelle** vs Long William J.; FD-21-008696; Divorce; Complaint in Divorce (2 count); P-atty: Gubinsky Mark K

**Stanley Mary Jo** vs Stanley David J.; FD-90-011704; Divorce; Election to Resume Prior Name; Atty(s): Pro Se

**Fryrear Walter W.** vs Fryrear Suzanne K.; FD-92-001146; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

**Tatli Mine** vs Kocylidirim Ergin; FD-21-001544; Protection from Abuse; Interim Order of Court; Atty(s): Pro Se

**Long Joshua** vs McCarter Shawna; FD-21-001545; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Matthews Edward** vs Blair Melinda; FD-21-001546; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Tierno Frankie** vs Hager Brandon F.; FD-21-001549; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Andre Jewelry** vs Wright Rebecca Lynn; FD-21-001551; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Thomas Derek Jamie** vs Thomas Jennie; FD-21-001552; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Johnson Terrilynn** vs Ginver Monquie; FD-21-001553; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Porter-Brown Shanna A.** vs Siler Lee Ramone; FD-21-001554; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**McCarter Shawna** vs Long Joshua; FD-21-001555; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Eackles Betti** vs Calloway Sasha; FD-21-001556; Protection from Abuse; Temporary PFA Order; Atty(s): Pro Se

**Severson Eric** vs Severson Luzby; FD-21-001557; Protection from Abuse; Temporary PFA Order with Custody; Atty(s): Pro Se

**Starr Deborah** vs Starr Frank M., Eicher Allison C.; FD-21-008693; Custody; Criminal Record/Abuse History Verification; Atty(s): Yandrich Eric J

**Al-Ziyadi Zeyad** vs Al-Ziyadi Jessica; FD-21-008694; Divorce; Criminal Record/Abuse History Verification; Atty(s): Yandrich Eric J

**Madison James R.** vs Madison Gina M.; FD-21-008697; Divorce; Complaint in Divorce (2 count); P-atty: Parker Elizabeth A.

**Cash Carter** vs Cash Jr. Dennis; FD-21-008698; Divorce; Election to Resume Prior Name; Atty(s): Pro Se

**Bucchianeri Fernanda G.** vs Bucchianeri Ryan J.; FD-21-008699; Divorce; Acceptance of Service; Atty(s): Pro Se

**Hammer Karan P.** vs Morris John; FD-21-008700; Divorce; Complaint in Divorce (1 count); Atty(s): Dice Chelsea

**Vogel Mary** vs Vogel Matthew; FD-21-008701; Custody; Praecipe for Appearance; Atty(s): Oglesby Darren

**CONTINUING LEGAL EDUCATION *from the* ALLEGHENY COUNTY BAR ASSOCIATION**

**Taxation and Marijuana:**  
**Section 280E Update on Cannabis-Related Businesses**  
Wednesday, September 22 | Noon | Live Webinar  
*1 Substantive credit*

**Ethics Issues in the Handling and Production of Criminal and Civil Evidence**  
Thursday, September 23 | Noon | Live Webinar  
*1 Ethics credit*

**Wage and Hour Update 2021**  
Tuesday, September 28 | Noon | Live Webinar  
*1 Substantive credit*

**How Smaller Firms Can Pack a Bigger Marketing Punch**  
Wednesday, September 29 | Noon | Hybrid CLE  
*1 Substantive credit | \*Attend in-person or via webinar*  
*\*Free for ACBA members courtesy of Thomson Reuters*

**Criminal Law Symposium: A Look at Capital Crime**  
Friday, October 1 | 8:30 a.m. | Koppers Building  
*5 Substantive, 1 Ethics credits | \*In-person only, no webinar option*

**Ten Principles for Investing During a Media-Driven Market Hysteria and Panic**  
Wednesday, October 6 | Noon | Koppers Building  
*1 Substantive credit | \*In-person only, no webinar option*

**Toxic or Lucky? Investigating the Britney Spears Conservatorship**  
Thursday October 7 | Noon | Hybrid CLE  
*1 Substantive credit | \*Attend in-person or via webinar*

**Protecting Pennsylvania's Pets: Taking Action Against Dog Fighting, Puppy Mills and Animal Abuse**  
Wednesday, October 13 | 3 p.m. | Hybrid CLE  
*2 Substantive credits | \*Attend in-person at Animal Friends or via webinar | \$\*10 from each registration supports Animal Friends*

**What Can Dead People Tell Us? Postmortem Toxicology for Attorneys**  
Thursday, October 21 | Noon | Live Webinar  
*1 Substantive credit*

**Boiled up in Boilerplate: Seven Ways to Improve Your Contract Drafting**  
Friday, October 22 | 9 a.m. | Koppers Building  
*1 Ethics credit | \*In-person only, no webinar option*

**Understanding Drafting and Enforcing Indemnity Provisions**  
Friday, October 22 | 10:15 a.m. | Koppers Building  
*1 Substantive credit | \*In-person only, no webinar option*

**Supreme Court Update: Cases of Interest to Labor and Employment Law Practitioners**  
Tuesday, October 26 | Noon | Live Webinar  
*1 Substantive credit*

**Issues Dealing with Confidential Informants**  
Thursday, October 28 | Noon | Koppers Building  
*1 Substantive credit | \*In-person only, no webinar option*

**The Americans with Disabilities Act in Employment**  
Wednesday, November 3 | Noon | Live Webinar  
*1.5 Substantive credits*

**Bridge the Gap**  
Thursday, November 4 | 9 a.m. | Live Webinar  
*4 Ethics credits*

**A Look at Federal Criminal Practice in the Western District**  
Friday, November 5 | Noon | Live Webinar  
*2 Substantive credits*

**Using Video Graphics in Insurance Claims**  
Wednesday, November 10 | Noon | Live Webinar  
*1 Substantive credit*

*\*Free for ACBA members courtesy of Rimkus Consulting Group, Inc.*

**Condemnation Procedure Under the Pennsylvania Eminent Domain Code**  
Thursday, December 9 | Noon | Live Webinar  
*1 Substantive credit*

**Register today at [www.ACBA.org](http://www.ACBA.org).**  
*The ACBA is accredited as a West Virginia CLE provider.*