

BANKRUPTCY COURT

(Continued from Page 5, Column 5)

David A. Cacchione; ERIE-PA; 20-10645; Atty: Robert Shearer; Chapter: 7; Filed 09/23/2020; Judge Agresti

Gabriele Gershak; CRAWFORD-PA; 20-10646; Atty: Daniel P. Foster; Chapter: 7; Filed 09/23/2020; Judge Agresti

Shelley L. Bozogan; ALLEGHENY-PA; 20-22754; Atty: Kenneth Steidl; Chapter: 7; Filed 09/23/2020; Judge Bohm

Megan L. Kovach; ALLEGHENY-PA; 20-22755; Atty: Bryan P. Keenan; Chapter: 7; Filed 09/23/2020; Judge Bohm

Cynthia H. Swartzwelder; ALLEGHENY-PA; 20-22756; Atty: Bryan P. Keenan; Chapter: 7; Filed 09/23/2020; Judge Agresti

Joy Lynn Frantz; WASHINGTON-PA; 20-22757; Atty: David A. Rice; Chapter: 7; Filed 09/23/2020; Judge Taddonio

Donald T. Smith; ALLEGHENY-PA; 20-22758; Atty: Franklin L. Robinson, Jr.; Chapter: 13; Filed 09/23/2020; Judge Taddonio

Brian Craig Cashmere; BUTLER-PA; 20-22759; Atty: Gary H. Simone; Chapter: 7; Filed 09/23/2020; Judge Agresti

Melissa A. Hoffman; WASHINGTON-PA; 20-22760; Atty: Brian C. Thompson; Chapter: 13; Filed 09/23/2020; Judge Taddonio

Robert C. Valentine and Sharon L. Valentine; WASHINGTON-PA; 20-22761; Atty: David A. Rice; Scott R. Lowden; Chapter: 13; Filed 09/23/2020; Judge Agresti

Gary J. Gerner; BUTLER-PA; 20-22762; Atty: Glenn R. Bartifay; Chapter: 7; Filed 09/23/2020; Judge Bohm

James M. Grooms; LAWRENCE-PA; 20-22763; Atty: William S. Creighton; Chapter: 13; Filed 09/23/2020; Judge Taddonio

Roxane Parker; WESTMORELAND-PA; 20-22764; Atty: Jon M. Lewis; Chapter: 7; Filed 09/23/2020; Judge Bohm

Gregory S. Fisher; CAMBRIA-PA; 20-70493; Atty: Kenneth P. Seitz; Chapter: 13; Filed 09/23/2020; Judge Deller

Deborah A. Birkhimer; CAMBRIA-PA; 20-70494; Atty: Kenneth P. Seitz; Chapter: 13; Filed 09/23/2020; Judge Deller

Jilann M. Anderson; BLAIR-PA; 20-70495; Atty: Timothy J. Sloan; Chapter: 7; Filed 09/23/2020; Judge Deller

Annette Clark Bohannon; BEDFORD-PA; 20-70496; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 09/23/2020; Judge Deller

David J. Lucas and Pamela J. Lucas; BLAIR-PA; 20-70497; Atty: James R. Huff, II; Chapter: 7; Filed 09/23/2020; Judge Deller

William A. Smith and Cheryl Smith; BLAIR-PA; 20-70498; Atty: Timothy J. Sloan; Chapter: 7; Filed 09/23/2020; Judge Deller

Roselyn M. Stiffler; BLAIR-PA; 20-70499; Atty: Theresa C. Homady; Chapter: 13; Filed 09/23/2020; Judge Deller

Sherry A. Brown; CRAWFORD-PA; 20-10647; Atty: Jeffrey G. Herman; Chapter: 13; Filed 09/24/2020; Judge Agresti

Tracy L. Bowers; MERCER-PA; 20-10648; Atty: Dennis M. Sloan; Chapter: 7; Filed 09/24/2020; Judge Agresti

Zachary P. Magnusson and Kristen M. Magnusson; ELK-PA; 20-10649; Atty: Kenneth P. Seitz; Chapter: 13; Filed 09/24/2020; Judge Agresti

Janet E. Lunich and Joseph Lunich; MERCER-PA; 20-10650; Atty: Kenneth K. McCann; Chapter: 7; Filed 09/24/2020; Judge Agresti

Charles D. Lloyd, Sr. and Ruth A. Lloyd; ERIE-PA; 20-10651; Atty: Kenneth M. Steinberg; Chapter: 13; Filed 09/24/2020; Judge Agresti

Ellen R. Hrach; LAWRENCE-PA; 20-22765; Atty: William S. Creighton; Chapter: 13; Filed 09/24/2020; Judge Bohm

Destynee D. Henderson; ALLEGHENY-PA; 20-22766; Atty: Franklin L. Robinson, Jr.; Chapter: 7; Filed 09/24/2020; Judge Taddonio

Jeanne Zeze; ALLEGHENY-PA; 20-22767; Atty: Amy L. Zema; Chapter: 13; Filed 09/24/2020; Judge Bohm

Ronald Carter Aldridge, III and Racheal Margaret Aldridge; ALLEGHENY-PA; 20-22768; Atty: Daniel J. Boger; Chapter: 7; Filed 09/24/2020; Judge Bohm

Brian R. Robbins; ALLEGHENY-PA; 20-22769; Atty: Amy L. Zema; Chapter: 7; Filed 09/24/2020; Judge Bohm

Lori S. Workmaster; ALLEGHENY-PA; 20-22770; Atty: Amy L. Zema; Chapter: 7; Filed 09/24/2020; Judge Taddonio

Daniel P. Koza and Marianne J. Koza; ALLEGHENY-PA; 20-22771; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2020; Judge Bohm

David W. Davies; BEAVER-PA; 20-22772; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2020; Judge Taddonio

Barry L. Brudnak, Jr.; WASHINGTON-PA; 20-22773; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2020; Judge Bohm

Laura A. Leska; FAYETTE-PA; 20-22774; Atty: Abagale E. Steidl; Chapter: 7; Filed 09/24/2020; Judge Taddonio

Donna M. Conderato; ALLEGHENY-PA; 20-22775; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2020; Judge Taddonio

David J. Amicarella; WASHINGTON-PA; 20-22776; Atty: Kenneth Steidl; Chapter: 7; Filed 09/24/2020; Judge Deller

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, November 2, 2020 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, NOVEMBER 2, 2020 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, NOVEMBER 4, 2020, BETWEEN THE HOURS OF 8:30 AM AND 2:30 PM IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, NOVEMBER 9, 2020 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 moneys advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII
Sheriff's Sales

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

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

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

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

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

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

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

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

Avalon

11. Richard M. Prazer, With Notice to Heirs and Assigns

GD-19-013449—\$11,911.39

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 23 Marie Avenue, Pittsburgh, PA 15202. Deed Book Volume 6810, Page 107. Block & Lot No. 214-L-148.

Braddock

6. Ronald Riggins Jr.

GD-16-006496—\$4,035.85

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story brick house being known as 12 Mills Avenue, Braddock, PA 15104. Deed Book Volume 14969, Page 161. Block & Lot No. 236-L-236.

17. Tracie Mercuri, Bradford Sterling Chapple, and Kenneth Sterling Chapple, Known Heirs of Sterling Chapple, Deceased and the Unknown Heirs of Sterling Chapple, Deceased

GD-14-022415—\$7,543.04

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story frame house being known as 212 2nd Street, Braddock, PA 15104. Deed Book Volume 14463, Page 258. Block & Lot No. 236-R-289.

Brentwood

3. Thomas G. Lawlor, Esquire, Administrator of the Estate of Richard M. Benedik, Deceased

GD-19-016103—\$11,984.33

John T. Vogel, Esq.

Tucker Arensberg, P.C.

412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3867 Delco Road, Pittsburgh, Pennsylvania 15227, Deed Book Volume 6940, Page 531, Block and Lot 189-M-103.

Chalfant

31. Leslie J. Danovich

GD-08-018439—\$40,660.37

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Being thereon vacant land being known as 109 Lynnwood Avenue, East Pittsburgh, PA 15112. Deed Book Volume 10260, Page 340. Block & Lot No. 374-L-200.

Coraopolis

2. Timothy J. Powers

GD-19-016108—\$21,307.01

John T. Vogel, Esq.

Tucker Arensberg, P.C.

412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a residential dwelling known and numbered as 1630 Ridge Avenue, Coraopolis, Pennsylvania 15108-2124, Deed Book Volume 16735, Page 591, Block and Lot 342-R-151.

Elizabeth Township

15. Unknown Heirs of John Gerald Smith, Jr.

GD-20-001894—\$6,069.77

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant land being known as Smithfield Street, McKeesport, PA 15135. Deed Book Volume 7018, Page 301. Block & Lot No. 553-N-362.

North Braddock

4. Shawn Hicks

GD-18-013842—\$2,340.16

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 528 Stokes Avenue, Braddock, PA 15104. Deed Book Volume 13756, Page 13. Block & Lot No. 301-J-32.

12. Mary Louise Williams

GD-17-015741—\$3,931.19

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 809 6th Street, Braddock, PA 15104. Deed Book Volume 5050, Page 293. Block & Lot No. 301-N-18.

North Fayette

26. Tara Hall Development Corporation

GD-18-014187—\$11,385.69

Paul R. Yagelski, Esq.

Marilyn Le Lodico, Esq.

412-338-1148

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Being thereon vacant land being known as Robb Hill Road, Oakdale, PA 15071. Deed Book Volume 6456, Page 391, Block and Lot No. 494-A-3.

Penn Hills

1. Choice Development of Potomac, Inc.

GD-16-002203—\$406,163.13

Jonathan A. Orie, Esq.

412-281-3180

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: A commercial lot being known and numbered as Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-153.

A commercial lot being known and numbered as Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-158.

A commercial lot being known and numbered as 4610 Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-151.

A commercial building being known and numbered as 4606-4608 Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-147.

14. Afrodite Haritos Kearney

GD-17-009320—\$11,511.00

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story masonry frame house being known as 10223 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 5084, Page 584. Block & Lot No. 369-A-87.

20. Donald J. Wilds and Carol Tate

GD-19-004256—\$18,916.00

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 733 Jefferson Road, Pittsburgh, PA 15235. Deed Book 6743, Page 445. Block and Lot Number 539-J-288.

22. David Barren and the United States of America

GD-11-020064—\$44,015.11

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 7976 Aber Road, Verona, PA 15147. Deed Book 11320, Page 153. Block and Lot Number 295-J-390.

Pitcairn

18. Sean R. Wright

GD-19-009802—\$2,755.70

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 321 Washington Avenue, Pitcairn, PA 15140. Deed Book Volume 13929, Page 460. Block & Lot No. 747-A-127.

30. Unknown Heirs of Margaret Geiger and Unknown Heirs of Neal Hinton

GD-20-002015—\$3,614.23

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 736 7th Street, Pitcairn, PA 15140. Deed Book Volume Deed Book Volume 9334, Page 601, Block & Lot 746-R-219.

Port Vue

23. Justina L. Kerr-Handra, Kerri M. Yablonsky and John M. Kerr, known heirs of Frances E. Kerr, deceased and John C. Kerr

GD-19-007382—\$13,747.01

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two story frame dwelling being known and numbered as 838 Elmwood Street, McKeesport, PA 15133. Deed Book 5003, Page 466. Block and Lot Number 308-R-308.

Ross

13. Unknown Successor Trustee of The Ghoti Trust and Edward Crinnion

GD-19-000320—\$6,908.46

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house being known as 630 Bascom Avenue, Pittsburgh, PA 15212. Deed Book Volume 11056, Page 245. Block & Lot No. 114-B-239.

South Fayette

29. Newbury Development Associates, LP

GD-20-006262—\$25,015,202.17

Samuel A. Hornak, Esq.

412-394-2565

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: The leasehold and present possessory interest in all the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 293, Page 90, Block and Lot Number 256-C-5 (Parcel One).

And The leasehold and present possessory interest all the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 260, Page 32, Block and Lot Number 256-F-15 (Parcel Two).

And All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 281, Page 88, Block and Lot Number 256-C-1 (Parcel Three)

And All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Oakdale, PA 15017

Estate in Deed Book Volume 16452, Page 165; (2) Environmental Covenant dated November 3, 2017, recorded in the records of the Allegheny County Department of Real Estate in Deed Book Volume 17003, Page 397; and (3) Environmental Covenant dated November 3, 2017, recorded in the records of the Allegheny County Department of Real Estate in Deed Book Volume 17003, Page 344. The Environmental Covenants subject the property described therein to certain activity and use limitations also described therein. The Environmental Covenants have been approved by, and grant certain rights to, the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency. Also Subject to the Stipulation and Order Regarding Mineral Rights, entered by the Allegheny County Court of Common Pleas on July 6, 2020 at docket number GD-20-006262. For purposes of certainty, no hydrocarbon, oil, gas, coal or other mineral rights under or relating to the foregoing parcels are being foreclosed upon or sold at sheriff's sale and such hydrocarbon, oil, gas, coal and other mineral rights shall remain with Newbury Development Associates, LP.

Wilkins

5. Louis L. Berry Sr.
GD-11-011197—\$6,187.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story frame house being known as 657 Larimer Avenue, Turtle Creek, PA 15145. Deed Book Volume 14154, Page 530. Block & Lot No. 454-P-28.

Wilksburg

19. Thomas Henry
GD-19-014597—\$9,179.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two story, four family house being known as 1116 Center Street, Pittsburgh, PA 15221. Deed Book Volume 10627, Page 152. Block & Lot No. 232-N-169.

21. Mary E. Johnson
GD-19-007003—\$20,862.77
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a three-story brick dwelling being known and numbered as 762 Franklin Ave., Pittsburgh, PA 15221. Deed Book 5892, Page 311. Block and Lot Number 176-H-22.

24. Nadia Bey, Administratrix of the Estate of Salahadin Alazar Bey, Deceased
GD-19-014679—\$37,484.90
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 1420 Avon Place, Pittsburgh, PA 15221. Deed Book 11112, Page 255. Block and Lot Number 297-F-209.

25. Aaron L. Triplett
GD-19-000697—\$26,068.26
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 1212 Sherman Street, Pittsburgh, PA 15221. Deed Book 12909, Page 400. Block and Lot Number 232-L-37.

27. Melvin Smith
GD-19-015750—\$39,863.67
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 dwelling with garage, being known and numbered as 1634 Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 5576, Page 41. Block and Lot Number 232-F-122.

28. Hayward L. Arnold and Sarah A. Arnold
GD-17-005995—\$6,957.82
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 312 Kelly Avenue, Pittsburgh, PA 15221. Deed Book 17556, Page 333. Block and Lot Number 176-B-180.

Pittsburgh—5th Ward

10. Stephanie I. McLaughlin
GD-17-017418—\$22,555.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 5: Having erected thereon a one story brick house being known as 627 Francis Court, Pittsburgh, PA 15219. Deed Book Volume 13232, Page 230. Block & Lot No. 10-H-349.

Pittsburgh—27th Ward

7. Kip Staudenmaier
GD-19-008983—\$55,312.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 27: Having erected thereon a two story brick house being known as 1502 Davis Avenue, Pittsburgh, PA 15212. Deed Book Volume 11573, Page 552. Block & Lot No. 75-C-238.

Pittsburgh—32nd Ward

8. James R. Gillice and Maureen A. Gillice
GD-19-017758—\$90,687.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two story brick commercial car garage being known as 2237 Saw Mill Run Boulevard, Pittsburgh, PA 15210. Deed Book Volume 9147, Page 558. Block & Lot No. 95-J-58.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.

If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays,) between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please

visit our website at
www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.
William P. Mullen, Sheriff
Oct 8, 2020
Oct 9, 16, 23, 2020

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:

Cribbins, Laurette I., deceased, of Pittsburgh, PA. No. 04263 of 2020. Dennis Lawrence Cribbins, Extr., 106 Brunner Drive, Pittsburgh, PA 15214 or to David W. Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
20-03752 Oct 9, 16, 23, 2020

Davis, Marian F., deceased, of Braddock, PA. No. 04598 of 2020. George M. Taylor, Extr., 9654 Valley Wood Lane, Knoxville, TN 37922 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.
20-03751 Oct 9, 16, 23, 2020

Davis, Ronald C., deceased, of South Fayette Township, PA. No. 04544 of 2020. Sandra R. Corbett, Extr., 124 Valley Crest Drive, Cecil, PA 15321 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
20-03759 Oct 9, 16, 23, 2020

Dwyer, Donald M., deceased, of Jefferson Hills, PA. No. 4127 of 2020. Geneva G. White, Extr., 4020 Ridge Road, Jefferson Hills, PA 15025 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.
20-00698w Oct 9, 16, 23, 2020

Eicher, Cynthia Ann, deceased, of Elizabeth, PA. No. 04586 of 2020. James J. Eicher, Admr., c/o Taressa J. Wills, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.
20-03747 Oct 9, 16, 23, 2020

Fisher, Sheila A. a/k/a Sheila Atkinson Fisher, deceased, of Pittsburgh, PA. No. 04660 of 2020. Sarah Fisher Schoemann, Extr., 636 Skyline Drive, Martinez, CA 94553 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Monroeville, PA 15146.
20-03758 Oct 9, 16, 23, 2020

Husak, John A., deceased, of Pittsburgh, PA. No. 04352 of 2020. Alan D. Husak, Extr., 1601 W. Webster Street, Unit 1, Houston, TX 77019 or to Sara A. Mercer, Esq., Clark Hill PLC, 301 Grant St., 14th Fl., Pittsburgh, PA 15219.
20-03768 Oct 9, 16, 23, 2020

Jaworski, Thomas J., deceased, of Pittsburgh, PA. No. 4528 of 2020. Joseph Jaworski, Extr., 638 Millers Lane, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
20-03754 Oct 9, 16, 23, 2020

Johnson, Bobbie Lee, deceased, of Pittsburgh, PA. No. 4671 of 2020. Roch Johnson, Admr., 221 Shannon Heights Drive, Verona, PA 15147 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
20-03771 Oct 9, 16, 23, 2020

Kandracs, John R., deceased, of Carnegie, PA. No. 04139 of 2020. Rose Mulig, Admr., 4910 Brightwood Road, D609, Bethel Park, PA 15102 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
20-03761 Oct 9, 16, 23, 2020

Koebler, Jr., Gerald F. a/k/a Gerald Koebler, deceased, of Elizabeth, PA. No. 4697 of 2020. Alison A. Koebler, Extr., 678 4th Street, Verona, PA 15147 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
20-03764 Oct 9, 16, 23, 2020

Kosinski, Ryan a/k/a Ryan M. Kosinski, deceased, of Allison Park, PA. No. 04698 of 2020. Paula Kosinski, Admr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.
20-03763 Oct 9, 16, 23, 2020

Kretzler, Brian Richard a/k/a Brian Kretzler, deceased, of Millvale, PA. No. 4541 of 2020. Lottie M. Kretzler, Admr., c/o David W. Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
20-03753 Oct 9, 16, 23, 2020

Link, Herbert, deceased, of Pittsburgh, PA. No. 03688 of 2020. Aligned Partners Trust Company, Admr., 707 Grant Street, Suite 2800, Pittsburgh, PA 15219 or to Nathan S. Catanese, Esq., and Keith H. West, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219.
20-03748 Oct 9, 16, 23, 2020

Mandus, Richard, deceased, of Pittsburgh, PA. No. 3889 of 2020. Gregory Mandus, Co-Extr., 3502 Washington Pike, Bridgeville, PA 15017 and Jeffrey Mandus, Co-Extr., 2411 Milford Drive, Bethel Park, PA 15102 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.
20-03765 Oct 9, 16, 23, 2020

Marzula, Vincent P., deceased, of Wexford, PA. No. 04238 of 2020. Kim Marzula, Admr., 453 Tyburn Drive, Wexford, PA 15090 or to Stefania L. Pate, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
20-03760 Oct 9, 16, 23, 2020

Morgan, Joan L., deceased, of Harrison Township, PA. No. 04684 of 2020. Jennifer L. Smith, Admr., 224 Talisman Lane, Natrona Heights, PA 15065 or to Dennis F. Scarpiniti, Esq., 2120 Freeport Rd., Ste. 4, New Kensington, PA 15068.
20-03769 Oct 9, 16, 23, 2020

Persinger, Nancy, deceased, of Pittsburgh, PA. No. 04688 of 2020. John C. Wallace, Admr., 4232 E. Vermont St., Long Beach, CA 90814-2946 or to Kushal N. Dave, Esq., 6 Market Square, Pittsburgh, PA 15222.
20-00699w Oct 9, 16, 23, 2020

Persons, Madeleine K., deceased, of New Kensington, PA. No. 4515 of 2020. Dale Persons, Co-Extr., 604 Nicholson Avenue, Greenwood, MS 38930 and Karen Drosky, Co-Extr., 252 Lynn Ann Drive, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
20-03770 Oct 9, 16, 23, 2020

Roberts, Sarah J. a/k/a Sarah Jane Roberts, deceased, of Plum Borough, PA. No. 04616 of 2020. Holly Morber, Extr., 437 Unity Center Road, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
20-03756 Oct 9, 16, 23, 2020

Salizzoni, Joseph, deceased, of Bridgeville, PA. No. 03458 of 2020. Elaine C. Salizzoni, Extr., 1130 Sarah Street, Bridgeville, PA 15017 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.
20-03749 Oct 9, 16, 23, 2020

Slavkin, Jacqueline, deceased, of Pittsburgh, PA. No. 4602 of 2020. Robert E. Slavkin, Extr., 684 Rivercrest Lane, Longwood, FL 32779 or to David J. Slesnick, Esq., Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
20-03750 Oct 9, 16, 23, 2020

Stemler, Margaret, deceased, of Rankin, PA. No. 07151 of 2019. Sharon L. Stemler, Co-Admr. c.t.a. and Scott A. Stemler, Co-Admr. c.t.a., 119 Fifth Avenue, Rankin, PA 15104 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
20-03755 Oct 9, 16, 23, 2020

Stern, Leonard C. a/k/a Leonard Charles Stern, deceased, of Pittsburgh, PA. No. 04194 of 2020. Susan E. Schrag, Extr. and Atty., 4280 Old William Penn Hwy., Monroeville, PA 15146.
20-03757 Oct 9, 16, 23, 2020

Tench, Patricia L., deceased, of Pittsburgh, PA. No. 4542 of 2020. Norrine B. Taylor, Co-Extr., 8932 Eastwood Road, Pittsburgh, PA 15235 and Bernard Tench, Jr., Co-Extr., 2320 10th Avenue, Beaver Falls, PA 15010 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
20-03767 Oct 9, 16, 23, 2020

Traficante, Michael A., deceased, of Penn Hills, PA. No. 04512 of 2020. Anthony J. Traficante, Extr., 1245 Murry Chase Lane, Murrysville, PA 15668 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
20-03762 Oct 9, 16, 23, 2020

Volpe, Barbara D., deceased, of Pittsburgh, PA. No. 04664 of 2020. John C. Dukovich, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.
20-03766 Oct 9, 16, 23, 2020

Anthony, Theresa a/k/a Theresa M. Anthony, deceased, of Monroeville, PA. No. 04457 of 2020. Robin Wolfarth, Extr., 814 Furman Drive, Monroeville, PA 15146 or to Christopher M. Swart, Esq., 1151 Old Freeport Rd., Pittsburgh, PA 15238-3108.
20-03679 Oct 9, 16, 23, 2020

Bucceroni, Marie a/k/a Anna Marie Bucceroni a/k/a Anna M. Bucceroni, deceased, of Turtle Creek Borough, PA. No.

04240 of 2020. Rebecca Marcej, Admr. c.t.a., 14 Heritage Court, Delmont, PA 15626 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Monroeville, PA 15146.
20-03693 Oct 2, 9, 16, 2020

Capo, Mary S., deceased, of Pittsburgh, PA. No. 04521 of 2020. Maria Olivo, Extr., 1762 Theodan Dr., Pittsburgh, PA 15216 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
20-00674w Oct 2, 9, 16, 2020

Charles, William T., deceased, of Pittsburgh, PA. No. 04437 of 2020. Kirk Charles, Admr., 1725 Blossom Lane, Austell, GA 30168 or to Laurel Hartshorn, Esq., 254 West Main St., P.O. Box 553, Saxonburg, PA 16056.
20-03691 Oct 2, 9, 16, 2020

Crowe, Jr., Charles A., deceased, of Harrison Township, PA. No. 04496 of 2020. Donna L. Crowe, Admr., 2225 Freeport Road, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
20-03681 Oct 2, 9, 16, 2020

DeFazio, Barbara Jane, deceased, of Coraopolis, PA. No. 03368 of 2020. Maria A. Zera, Extr., 2013 Ivy Ct., Aliquippa, PA 15001 or to John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 300 Oxford Drive, Suite 75, Monroeville, PA 15146.
20-00672w Oct 2, 9, 16, 2020

Havel, Jr., Michael Edward a/k/a Michael Havel a/k/a Michael E. Havel a/k/a Michael E. Havel, Jr., deceased, of West Mifflin, PA. No. 4533 of 2020. David L. Havel, Admr., 209 Vine Street, Jefferson Hills, PA 15025 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
20-03688 Oct 2, 9, 16, 2020

Hickey, Roseanne Marie, deceased, of Pittsburgh, Pennsylvania. No. 4235 of 2020. Michelle Smith, Admr., c/o The Law Office of Mark A. Smith, 355 Fifth Avenue, The Park Building, Suite 205, Pittsburgh, PA 15222.
20-00675w Oct 2, 9, 16, 2020

Hussey, Michael Steven a/k/a Michael S. Hussey, deceased, of Monongahela, PA. No. 4363 of 2020. Michelle Brody, Admr., c/o Benjamin F. Goodwin, Esq., Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401.
20-03682 Oct 2, 9, 16, 2020

Kasuba, Virginia R. a/k/a Virginia Kasuba, deceased, of Allison Park, PA. No. 04241 of 2020. Clyde G. Smith, Extr., c/o Richard J. Bosco, Esq., 512 Market Street, P.O. Box 309, Freeport, PA 16229.
20-03683 Oct 2, 9, 16, 2020

Lang, Linda S. a/k/a Linda Strobe Lang, deceased, of Moon Township, PA. No. 04343 of 2020. Claire L. Ballantyne, Extr., 568 Cann Road, West Chester, PA 19382 or to Amy D. Rees, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.
20-03686 Oct 2, 9, 16, 2020

McLennan, Elinor P., deceased, of Plum Borough, PA. No. 04433 of 2020. Deborah M. Scully, Co-Extr., 615 Essex Court, Pittsburgh, PA 15238 and Courtney M. Myhrum, Co-Extr., 1410 Powers Run Road, Pittsburgh, PA 15238 or to Nathan C. Miller, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222.
20-03685 Oct 2, 9, 16, 2020

Mucha, August S., deceased, of Pittsburgh, PA. No. 04189 of 2020. Edward A. Mucha, Extr., 393 Vanadium Rd., Pittsburgh, PA 15243.
20-03678 Oct 2, 9, 16, 2020

Natale, Marilyn, deceased, of Pittsburgh, PA. No. 04262 of 2020. Keith R. Natale, Extr., 1723 Ellsworth Ave., Carnegie, PA 15106.
20-03684 Oct 2, 9, 16, 2020

Prosser, Jr., Charles S., deceased, of Pittsburgh, PA. No. 03590 of 2020. Lisa J. Robbins, Extr., 1180 Braun Road, Bethel Park, PA 15102 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.
20-03689 Oct 2, 9, 16, 2020

Rifugiato, Francis P., deceased, of Pittsburgh, PA. No. 03897 of 2020. Luke Rifugiato, Extr., 1705 Georgetown Place, Pittsburgh, PA 15235 or to Morgan V. Hoover, Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.
20-03680 Oct 2, 9, 16, 2020

Roberts, Jr., James M., deceased, of West View, PA. No. 04400 of 2020. Richard F. Lipnichan, Admr., P.O. Box 53, Bruin, PA 16022 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.
20-03692 Oct 2, 9, 16, 2020

Rocco, Julie E., deceased, of West Mifflin, PA. No. 04022 of 2020. Michael Rocco, Admr., 146 Clubvue Drive, West Mifflin, PA 15122 or to Travis J. Dunn, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.
20-03687 Oct 2, 9, 16, 2020

Strodes, Beverly C. a/k/a Beverly Strodes, deceased, of Wilksburg, PA. No. 03851 of 2017. Daryl C. Strodes, Extr., 13448 Beach Avenue, Apt. 5212, Marina Del Rey, CA 90292 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
20-03677 Oct 2, 9, 16, 2020

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Tomasic, Sr., James E., deceased, of Pitcairn, PA. No. 04439 of 2020. Sean M. Tomasic, Extr., 505 Neola Drive, Pittsburgh, PA 15237 or to Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

20-03694 Oct 2, 9, 16, 2020

Baker, William L., deceased, of Pittsburgh, PA. No. 00358 of 2020. Carol A. Baker, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

20-03610 Sep 25; Oct 2, 9, 2020

Carrington, Tyia A. a/k/a Tyia Carrington a/k/a Tyia Andre Carrington, deceased, of North Braddock, PA. No. 04358 of 2020. Rachelle J. Coburn, Admrx., 1041 Cliff Street, North Braddock, PA 15104 or to Robert W. Koehler, Esq., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

20-03603 Sep 25; Oct 2, 9, 2020

Dyer, Mary a/k/a Mary Ann Dyer, deceased, of Versailles Borough, PA. No. 4254 of 2020. Barbara Dyer, Admrx. c.t.a., 805 Elizabeth St., McKeesport, PA 15133 or to J. Louis Chomas, Esq., 200 N. Second Ave., Elizabeth, PA 15037.

20-03607 Sep 25; Oct 2, 9, 2020

Grimmett, Dorothy M. a/k/a Dorothy Mae Grimmett, deceased, of Verona, PA. No. 03880 of 2020. Kim D. Dawson, Extr., c/o W. Robert Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

20-03602 Sep 25; Oct 2, 9, 2020

Hanson, George Edward, deceased, of Mt. Lebanon, PA. No. 04050 of 2020. Tamara Kaye Van Horn, Extr., 552 Sandrae Dr., Pittsburgh, PA 15243.

20-03613 Sep 25; Oct 2, 9, 2020

Lucas, Frederick R. a/k/a Fred Lucas, deceased, of Pittsburgh, PA. No. 4184 of 2020. Christine Glover, Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

20-03611 Sep 25; Oct 2, 9, 2020

McKee, Mary C., deceased, of Pittsburgh, PA. No. 02965 of 2020. Carl Spivey, Adm., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

20-03606 Sep 25; Oct 2, 9, 2020

Mordecki, Thomas, deceased, of Monongahela, PA. No. 06857 of 2019. Samantha Mordecki, Admrx., 306 Parkview Drive, Pittsburgh, PA 15236 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

20-03604 Sep 25; Oct 2, 9, 2020

Page, Paula H. a/k/a Paula Martha H. Page, deceased, of Presto, PA. No. 4353 of 2020. Deborah Ann Loper, Extr., 144 Highview Drive, Pittsburgh, PA 15241 or to John W. Brown, Esq., John W. Brown & Associates, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

20-03608 Sep 25; Oct 2, 9, 2020

Pater, James Eric a/k/a James E. Pater a/k/a James Pater, deceased, of Harrison Township, PA. No. 03235 of 2020. Michael J. Pater, Adm., 3405 Holly Drive, Lower Burrell, PA 15068.

20-03615 Sep 25; Oct 2, 9, 2020

Randazzo, Peter J., deceased, of Shaler Township, PA. No. 03718 of 2020. Karol Bennett, Extr., 800 Hill Street, Pittsburgh, PA 15209 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

20-03601 Sep 25; Oct 2, 9, 2020

Wallowicz, Arnold J., deceased, of O'Hara Township, PA. No. 04048 of 2020. Geraldine Berkowitz, Extr., 156 Lois Drive, Verona, PA 15147 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

20-03612 Sep 25; Oct 2, 9, 2020

Wuerthele, Norman, deceased, of Pittsburgh, PA. No. 04063 of 2020. Joseph P. Fiedler, Extr., c/o Jennifer Rea Abel, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.

20-03609 Sep 25; Oct 2, 9, 2020

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-20-008701. In re: Petition of Kasey Linne Fischer, for change of name to Kasey Linne Bickel. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, October 19, 2020, 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.

20-03778 Oct 9, 2020

Notice

In the Court of Common Pleas of Washington County, Pennsylvania Civil Division Civil Action No. 2019-7103 Stephen W. Evanitz, Plaintiff, v. Kelsey L. Evanitz, Defendant.

To: Kelsey L. Evanitz

Notice of Filing of Complaint in Divorce You are notified that the Plaintiff has filed a Complaint in Divorce on November 15, 2019, against you at the above number and term.

Furthermore, Plaintiff has filed an Affidavit and Counter Affidavit pursuant to Section 3301(d) of the Pennsylvania Divorce Code asserting a one year separation. You may obtain a Counter Affidavit from Plaintiff's attorney named below or an attorney through

the offices indicated below. Take Further Notice that if you do not respond to this legal notice you may lose certain rights and a Divorce Decree will be entered against you without the necessity of providing you any further notice including a Notice of Intention to Request Entry of a Divorce Decree.

Notice to Defend and Claim Rights

You have been sued in court. If you wish to defend against the claims set forth in the Complaint in Divorce, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Washington County Courthouse, Washington, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES, COSTS AND EXPENSES AND OTHER IMPORTANT RIGHTS BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
(724) 225-6710

Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington, Pennsylvania 15301
(724) 225-6170

Frank Arcuri, Attorney for Plaintiff, Law Office of Frank Arcuri, 125 South College Street, Washington, Pennsylvania 15301, 724-223-4191

20-03746 Oct 9, 2020

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-18-012886. Notice is hereby given to all unknown heirs of Mollie Feldman, and all other parties of interest, that the tax sale scheduled for October 5, 2020 has been continued to November 2, 2020 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at North State Street, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 657-R-252. This notice acts as service of the Rule 3129.3 pursuant to the October 24, 2018 Order of Court.

20-03773 Oct 9, 2020

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division No. GD-19-08286

Rehoboth Pipeline Construction Services LLC, and Christopher Walker, Plaintiffs, v.

Edward M. Smith, Edward "Burl" Smith, Marsha Cox, Jessica Smith, and Pipeline Construction Consulting, LLC, Defendants.
To: Edward M. Smith, Edward "Burl" Smith, Marsha Cox, Jessica Smith, and Pipeline Construction Consulting, LLC.,
Date of Notice: October 5, 2020
Important Notice

You Are In Default Because You Have Failed To Enter A Written Appearance Personally Or By Attorney And File In Writing With The Court Your Defenses Or Objections To The Claims Set Forth Against You. Unless You Act Within Ten Days From The Date Of This Notice, A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights.

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

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

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

/s/ Sean L. Ruppert
Sean L. Ruppert, Esq., Ruppert Manes Narahari, LLC, 600 Grant Street, Suite 4875, Pittsburgh, PA 15219, 412-626-5626 phone, 412-650-4845 Fax, SR@RMN-Law.com.

20-03775 Oct 9, 2020

Notice of Sheriff's Sale

In the Court of Common Pleas of Allegheny County, Pennsylvania No. GD-19-016046

PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage, a Division of National City Bank of Indiana

Vs.
Susan Walters, Heather Olson, Lindsey Kossler, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeffrey L. Walters, Deceased and Lindsey Kossler

Notice To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeffrey L. Walters, Deceased

Notice Of Sheriff's Sale Of Real Property Being Premises: 2230 Duchess Avenue, West Mifflin, PA 15122-3541

Being in West Mifflin Borough, County of Allegheny, Commonwealth of Pennsylvania, 0241-G-00172-0000-00

Improvements consist of residential property.

Sold as the property of Susan Walters, Heather Olson, Lindsey Kossler, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeffrey L. Walters, Deceased and Lindsey Kossler

Your house (real estate) at 2230 Duchess Avenue, West Mifflin, PA 15122-3541 is scheduled to be sold at the Sheriff's Sale on 12/07/2020 at 09:00 AM, at the Allegheny County Courthouse, 436 Grant Street, Room 111, Pittsburgh, PA 15219, to enforce the Court Judgment of \$68,559.23 obtained by, PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage, a Division of National City Bank of Indiana (the mortgagee), against the above premises. Phelan Hallinan Diamond & Jones, LLP Attorney for Plaintiff

20-03776 Oct 9, 2020

Notice of Sheriff's Sale

In the Court of Common Pleas of Allegheny County, Pennsylvania No. GD-20-001938

Pennymac Loan Services, LLC

Vs.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Tina L. Young a/k/a Tina Lynn Young, Deceased and Robert Allan Valore, Sr.

Notice To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Tina L. Young a/k/a Tina Lynn Young, Deceased

Notice Of Sheriff's Sale Of Real Property Being Premises: 205 Marose Drive, Pittsburgh, PA 15235-4342

Being in Penn Hills Township, County of Allegheny, Commonwealth of Pennsylvania, 0451-A-00301-0000-00

Improvements consist of residential property.

Sold as the property of Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Tina L. Young a/k/a Tina Lynn Young, Deceased and Robert Allan Valore, Sr.

Your house (real estate) at 205 Marose Drive, Pittsburgh, PA 15235-4342 is scheduled to be sold at the Sheriff's Sale on 12/07/2020 at 09:00 AM, at the Allegheny County Courthouse, 436 Grant Street, Room 111, Pittsburgh, PA 15219, to enforce the Court Judgment of \$52,217.87 obtained by, Pennymac Loan Services, LLC (the mortgagee), against the above premises. Phelan Hallinan Diamond & Jones, LLP Attorney for Plaintiff

20-03777 Oct 9, 2020

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

Notice is hereby given of the administration of the Curtis Roger McIntyre Trust dated November 20, 1995. Curtis Roger McIntyre, Settlor of the Trust, of Bradfordwoods, Allegheny County, Pennsylvania, died on August 16, 2020. All persons having claims against Curtis Roger McIntyre are requested to make known the same to the Trustees or attorney named below. All persons indebted to Curtis Roger McIntyre are requested to make payment without delay to the Trustees or attorney named below.

Molly McIntyre Coltharp, Trustee, 324 Cedar Road, Bradfordwoods, Pennsylvania 15015

Gwen Ellen McIntyre, Trustee, 1400 Smokey Woods Drive, #803, Pittsburgh, Pennsylvania 15218

Patrick J. Felix III LLC, 213 East Main Street, Carnegie, Pennsylvania 15106

20-03605 Sep 25; Oct 2, 9, 2020

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Nyair James Spears a/k/a Nyair Spears, a minor. No. CP-02-AP-157-2017 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Natasha Denise Spears a/k/a Natasha D. Spears a/k/a Natasha Spears, Tarik Lateef Davis a/k/a Lorenzo Davis a/k/a Tarik Davis a/k/a Tarik L. Davis a/k/a Terrick Lateef Davis a/k/a Terrick Leteel Davis a/k/a Terrick Leteef Davis a/k/a Tarik Leteef Davis, and The Unknown Father, parents of Nyair James Spears a/k/a Nyair Spears, a minor, born on October 29, 2012, 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, Nyair James Spears a/k/a Nyair Spears. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, October 27, 2020 at 11:00 a.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, Cassie McIlwain, 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:

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

Andrew F. Szefti, 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.

20-03572 Oct 2, 9, 16, 2020

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Sakari Taylor Spears a/k/a Sakari Spears, a minor. No. CP-02-AP-122-2020 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Natasha Denise Spears a/k/a Natasha D. Spears a/k/a Natasha Spears, Richard Beck, and The Unknown Father, parents of Sakari Taylor Spears a/k/a Sakari Spears, a minor, born on July 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, Sakari Taylor Spears a/k/a Sakari Spears. The Court has set a hearing to consider ending your rights to your child.

That hearing will be held on Tuesday, October 27, 2020 at 11:00 a.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, Cassie McIlwain, 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.

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20-03573 Oct 2, 9, 16, 2020

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Aaryn Royal Beauford a/k/a Aaryn Beauford a/k/a Aaryn Deloach a/k/a Aaryn R. Beauford, a minor. No. CP-02-AP-105-2020 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Aquala Shalon Deloach a/k/a Aquala Deloach a/k/a Aquala S. DeLoach a/k/a Aquala S. Deloach a/k/a Aquala Shalan Deloach a/k/a Aquala Shalon Deloach and Aaron Ramon Beauford a/k/a Aaron Beauford a/k/a Aaron R. Beauford a/k/a Aaron Romone Beauford a/k/a Aaron Roman Beauford a/k/a Aaron Beauford a/k/a Aaryn Ramon Beauford, parents of Aaryn Royal Beauford a/k/a Aaryn Beauford a/k/a Aaryn Deloach a/k/a Aaryn Deloach-Beauford a/k/a Aaryn R. Beauford, a minor, born on February 21, 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, Aaryn Royal Beauford a/k/a Aaryn Beauford a/k/a Aaryn Deloach a/k/a Aaryn Deloach-Beauford a/k/a Aaryn R. Beauford.

The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Thursday, October 29, 2020 at 8:30 a.m., prevailing time, before the

Honorable Cathleen C. Bubash. 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, Rick Ogden, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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20-03705 Oct 2, 9, 16, 2020

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Baby Girl Olah a/k/a Alice Olah a/k/a Alice Grace White a/k/a Alice White, a minor. No. CP-02-AP-069-2020 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Michael James White, II a/k/a Michael James White a/k/a Michael White a/k/a Michael White, II, alleged father of Baby Girl Olah a/k/a Alice Olah a/k/a Alice Grace White a/k/a Alice White, a minor, born on August 10, 2019, in Jefferson Hills, 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 Olah a/k/a Alice Olah a/k/a Alice Grace White a/k/a Alice White. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Friday, October 23, 2020 at 1:00 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, Rick Ogden, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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20-03651 Sep 25; Oct 2, 9, 2020

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