

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, February 7, 2022 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, FEBRUARY 7, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, FEBRUARY 8, 2022, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, FEBRUARY 14, 2022 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site. Amendment of the Code Second Class County New Chapter 485. The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: Article XII Sheriff's Sales §475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies. A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property. B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed. C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located. AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered

sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

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

Avalon

81. Gregory Shull
GD-21-000524—\$48,501.53
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame dwelling being known as 719 Hemlock St., Pittsburgh, PA, 15202 Deed Book Volume 12504, Page 140, Block and Lot 159-D-250.

Bethel Park

54. James Collins Solely in His Capacity as Possible Heir of Lisa Ann Collins, Deceased, James Collins Solely in His Capacity as Possible Heir of Lisa Ann Collins, Deceased, and the Unknown Heirs of Lisa Collins, Deceased
GD-21-005955—\$152,558.71
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 4338 Willow Heath Drive, Pittsburgh, PA 15234. Deed Book 16651, Page 377. Block and Lot Number 318-D-135.

57. Brittne Wilding
MG-19-001266—\$133,498.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 652 Patterson Road, Bethel Park, PA 15102. Deed Book 17027, Page 528. Block and Lot Number 567-N-300.

73. Thomas E. Wingard
MG-20-000189—\$182,662.28
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 347 Carlton Road, Bethel Park, PA 15102. Document Number 2015-26608, Deed Book Volume 16106, Page 367. Block and Lot Number 0476-F-00054-0000-00.

107. Kathryn T. Yohe and the United States of America
MG-20-000383—\$165,333.23
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 2916 Bethel Church Road, Bethel Park, PA 15102. Deed Book Volume 7126, Page 183, Re-recorded in Deed Book Volume 7179, Page 160. Block and Lot Number 393-J-234.

Brackenridge

74. Robert Glaister, Believed heir to the Estate of Patricia R. Fantino; Charles Fantino, Jr., believed heir to the Estate of Patricia R. Fantino; Deborah J. Fantino, believed heir to the Estate of Patricia R. Fantino; John Fantino, Believed heir to the Estate of Patricia R. Fantino; and Unknown Heirs and Administrators of the Estate of Patricia R. Fantino
MG-12-001137—\$97,333.92
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 958 Roup Avenue, Brackenridge, PA 15014. Document Number 2004-2599, Deed Book Volume 11931, Page 180. Block and Lot Number 1367-P-00223-0000-00.

Braddock Hills

91. Tammy Bair a/k/a Tammy Lee Bair Solely in Her Capacity as Heir of Carol Bair, Deceased, William Bair a/k/a William George Bair, III Solely in His Capacity as Heir of Carol Bair, Deceased, Teri Parrish a/k/a Teri L. Marshall Solely in Her Capacity as Heir of Carol Bair, Deceased
MG-21-000055—\$66,370.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 63 Ridge Road, Pittsburgh, PA 15221. Deed Book 12572, Page 34. Block and Lot Number 300-G-120.

Carnegie

30. Andy Fang
MG-19-001161—\$157,688.83
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 445 Broadway Street, Carnegie, PA 15106. Deed Book 16494, Page 477. Block and Lot Number 103-M-144.

Castle Shannon

101. Salvatore A. Sapienza and Deborah A. Sapienza
GD-21-007117—\$11,174.95
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 1052 Hastie Road, Pittsburgh, PA 15234. Deed Book 8767, Page 311. Block and Lot Number 250-N-154.

Churchill

115. Joel D. Johnson
MG-20-000436—\$369,978.69
Melissa A. Hart, Esq.
412-281-7724

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling house known as 3779 Greensburg Pike Pittsburgh, Pa 15221, and being recorded in the Recorder's Office of Allegheny County at Deed Book Volume 16032, Page 388. Block/Lot # 372-A-156.

Crafton

70. Robert W. Beatty, III
MG-19-000622—\$92,701.95
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 73 N. Linwood Ave., Pittsburgh, PA 15205. Deed Book Volume 14078, Page 325. Block and Lot 0069-S-00307-0000-00.

East McKeesport

37. Edward J. Megahan, Jr.
GD-21-003739—\$22,371.90
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 745 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 14903, Page 344. Block and Lot Number 546-R-283.

East Pittsburgh

11. Wayne A. Jessup a/k/a Wayne Jessup and Michelle Jessup a/k/a Michelle M. Droznek
GD-21-005519—\$6,311.14
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 538 1/2 Grandview Ave., East Pittsburgh, PA 15112. Deed Book Volume 8350, Page 13. Block and Lot 0375-R-00181-0000-00.

18. Nubia Habay
GD-21-001905—\$35,040.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a two story brick house being known as 609 Sunnyside Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16058, Page 390. Block & Lot No. 375-R-216.

Elizabeth Borough

64. Tara D. Allen, Executrix of the Estate of Lisa Allen, a/k/a Lisa Faye Allen a/k/a Lisa F. Allen a/k/a Lisa Faye Jenkins Allen, Deceased
GD-19-000618—\$5,961.28
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a commercial convenience store known as 609 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 16271, Page 430. Block & Lot No. 1133-R-313.

Elizabeth Township

7. The Unknown Heirs of Audrey Spencer Carter, Deceased
GD-21-006365—\$34,222.79
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 1941 Offshore Drive, Buena Vista, PA 15018. Deed Book 11090, Page 333. Block and Lot Number 1569-D-333.

Etna

8. Maryann Meixner, Known Heir of Margaret R. Meixner, Deceased; and the Unknown Heirs of Margaret R. Meixner, Deceased

GD-21-007190—\$28,286.65
Leon P. Haller, Esq.
Purcell, Haller and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling known and numbered as: 76 Greisemere Street, Pittsburgh, PA 15223. Deed Book 11110, Page 347. Block/Lot 222-J-34.

Glassport

39. David M. Kowalski
GD-21-006862—\$77,752.90
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 616 Vermont Avenue, Glassport, PA 15045. Document Number 2007-7031, Deed Book Volume 13170, Page 166. Block and Lot Number 0558-C-00253-0000-00.

61. Tracy A. Hayes and Patrick F. Hayes
GD-19-015672—\$63,184.34
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 629 Delaware Avenue, Glassport, PA 15045. Deed Book 13553, Page 98. Block and Lot Number 558-D-367.

103. Edward L. Rager
GD-19-007010—\$9,668.31
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 513 Ohio Ave., Glassport, PA 15045. Deed Book 15499, Page 219. Block and Lot Number 467-R-181.

Hampton

52. Michael T. Amity and Shannon L. Martinek
MG-19-000499—\$145,671.24
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having Erected thereon a 2.5 story dwelling being known and numbered as 2644 Murray Ave., Allison Park, PA 15101. Deed Book 17599, Page 416, Block and Lot Number 616-C-319.

Harrison

51. Brittany L. Mascara and Jason M. Mascara
MG-20-000078—\$43,963.51
Leon P. Haller, Esq.
Purcell, Haller and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having thereon erected a two-family dwelling known and numbered as: 65-67 Chestnut Street, Natrona Heights, PA 15065. Deed Book 15976, Page 12. Block/Lot 1368-G-297.

55. Christopher J. Negley and Joyce M. Negley
GD-21-008112—\$74,395.28
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1014 Lengel Avenue, Natrona Heights, PA 15065. Deed Book 11400, Page 194. Block and Lot Number 1679-E-148.

65. Kyle Walter and Abigail Stevens
MG-19-000686—\$45,208.32
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 63 Chestnut Street, Natrona Heights, Pennsylvania 15065. Deed Book Volume 16593, Page 135, Block & Lot No. 1368-G-00298-0000-00.

119. Ashley S. Pettigrew and William J. Pettigrew

MG-19-000972—\$168,147.47
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1211 Liberty Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 16446, Page 174, Block & Lot No. 1519-E-00301-0000-00.

Ingram

58. Meggan A. Donovan
MG-19-000315—\$79,048.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 16 Evans Avenue, Pittsburgh, PA 15205. Deed Book 14556, Page 408. Block and Lot Number 70-S-23.

Jefferson Hills

76. The Unknown Heirs of Peter W. Sisko Deceased, David Sisko Solely in His Capacity as Heir of Peter W. Sisko, Deceased, Michael Sisko Solely in His Capacity as Heir of Peter W. Sisko,

Deceased, Peter Sisko Solely in His Capacity as Heir of Peter W. Sisko, Deceased and the United States of America

GD-20-008307—\$77,010.51
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 401 Gill Hall Road, Clairton, PA 15025. Deed Book 11929, Page 5. Block and Lot Number 661-J-135.

Kennedy

3. Stacy Schwartzmiller a/k/a Stacy Jean Schwartzmiller

MG-19-001129—\$105,134.89
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 8 Cabindale Drive, McKees Rocks, PA 15136. Deed Book Volume 15173, Page 340. Block and Lot Number 0155-G-00131-0000-00.

Leetsdale

27. Jarod L. Gerace, Administrator of the Estate of Juliana Kokoski

GD-21-008953—\$12,734.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a one and one half story frame house being known as 345 Beaver Street, Leetsdale, PA 15056. Deed Book Volume 3323, Page 109. Block & Lot No. 704-F-322.

Town of McCandless

82. Guyanna Runion Ackison and Brandon E. Ackison

MG-17-000476—\$286,248.82
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Town of McCandless: Having erected thereon a dwelling being known and numbered as 8584 Peables Road, Pittsburgh, PA 15237. Deed Book Volume 13942, Page 399, Instrument No. 2009-12601. Block and Lot Number 716-K-136.

City of McKeesport

1. Beth J. Pettiford

MG-20-000199—\$91,916.48
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2422 Easler Street, McKeesport, PA 15132. Deed Book Volume 2011, Page 25380, Block and Lot 0462-N-00023-0000-00.

45. William H. Craig Funeral Home, Inc.

GD-17-008806—\$4,205.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two story commercial building known as 3000 Versailles Avenue, McKeesport, PA 15132. Deed Book Volume 10393, Page 287. Block & Lot No. 381-B-156.

67. Mary Beth Kwiecinski, Amy Lee Saunier, a/k/a Amy Lee Schmidt, Melissa Mehaffey, Known Heirs of the Estate of Harry Schmidt a/k/a Harry J. Schmidt and/or Administrators of the Estate of Harry Schmidt a/k/a Harry J. Schmidt

GD-21-009201—\$33,531.36
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a frame dwelling known and numbered as 407 28th Street, McKeesport, PA 15132. DBV 12813, Pg. 200, B/L #464-B-139.

78. Mara Lynn Kelly a/k/a Mara Lynn Kelly, Sr.

MG-19-000278—\$69,146.96
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 832 Woodward Street, McKeesport, PA 15132. Deed Book 8985, Page 383. Block and Lot Number 380-H-123.

90. Celeste Miller Individually and as Administratrix of the Estate of Diana Miller Deceased

MG-21-000092—\$75,701.58
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 2312 Olympia Street, McKeesport, PA 15132. Deed Book 12526, Page 68. Block and Lot Number 381-R-172.

121. Jessica Zilich, as Possible Heir or Administrator to the Estate of Nancy M. Zilich and as Possible Heir or Administrator to the Estate of Michael Zilich; Unknown Heirs and Administrators to the Estate of Nancy M. Zilich (if any); Unknown Heirs and Administrators to the Estate of Michael Zilich (if any)

MG-19-000413—\$59,811.50
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 807 Summit Street, McKeesport, PA 15132 a/k/a 807 Summit Street, McKeesport, PA 15132. Deed Book Volume 6335, Page 840. Block and Lot Number 0461-A-00135-0000-00.

Monroeville

88. Octavia A. Goodwine
MG-19-001134—\$74,872.92
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2327 Pitcairn Road, Monroeville, PA 15146. Deed Book 16859, Page 157. Block and Lot Number 745-F-56.

Moon

41. Sharon Fox a/k/a Sharon Woodhall, Individually and as Known Heir of Donald Woodhall, Deceased; Wendy Haas, Known Heir of Donald Woodhall, Deceased and the Unknown Heirs of Donald Woodhall, Deceased
GD-17-008784—\$13,284.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two story industrial warehouse being known as 225 Moon Clinton Road, Coraopolis, PA 15108. Deed Book Volume 10327, Page 207. Block & Lot No. 698-P-46.

North Braddock

66. Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Thomas Phillips, Deceased; Debra Phillips, in her capacity as heir of Thomas Phillips, Deceased; Amy C. Jones, in her capacity as heir of Thomas Phillips, Deceased; Lori Putteman, in her capacity as heir of Thomas Phillips, Deceased; Chrissy Harrison, in her capacity as heir of Thomas Phillips, Deceased; and Thomas W. Phillips, in his capacity as heir of Thomas Phillips, Deceased
MG-18-000312—\$39,877.35
Michael Boland, Esq.
610-781-4885

In the Commonwealth of Pennsylvania, County of Allegheny, in the Borough of North Braddock: Having erected thereon a dwelling house being known and numbered as 1708 Terrace Street, Braddock, PA 15104. Deed Book 5456, Page 41. Block and Lot Number 375-F-38.

North Versailles

5. Christopher J. Slepsky and Jill M. Slepsky
MG-17-001754—\$90,019.51
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 606 Maplehurst Drive, North Versailles, PA 15137. Deed Book 13212, Page 572. Block and Lot Number 459-F-54.

49. Yawatta F. Sayles
GD-21-007774—\$21,023.37
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 321 Palma Street, North Versailles, PA 15137. Deed Book 14729, Page 85. Block and Lot Number 458-E-036.

113. Dream Castles, LLC
GD-20-010896—\$22,070.21
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3523-3527 Foster Road, McKeesport, PA 15131. Deed Book 16279, Page 177. Block and Lot Number 549-E-131.

Oakmont

112. Judy Giovanetti
GD-20-002023—\$2,603.25
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 413-415 Lee Street, Oakmont, PA 15139. Deed Book 13869, Page 581. Block and Lot Number 362-C-066.

O'Hara

50. Robert Bainbridge Solely in His Capacity as Heir of Robert E. Bainbridge, Deceased, Mandy Maxin a/k/a Mandy Bainbridge Solely in Her Capacity as Heir of Robert E. Bainbridge, Deceased, and Susan Wellner Solely in Her Capacity as Heir of Robert E. Bainbridge, Deceased
GD-19-016051—\$51,288.64
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a dwelling being known and numbered as 136 Lawrence Avenue,

Pittsburgh, PA 15238. Deed Book 11239, Page 189. Block and Lot Number 291-L-260.

Penn Hills

10. Nancy E. Geary a/k/a Nancy E. Gallagher
MG-19-001155—\$76,693.98
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story brick dwelling municipally known and numbered as 805 Pennwood Drive, Pittsburgh, PA 15235. Deed Book Volume 7324, Page 41. Block and Lot Number 370-C-262.

63. Lewis C. Watson Solely in His Capacity as Heir of Robert R. Watson, Deceased
MG-20-000224—\$69,504.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 116 Betty Jane Court, Pittsburgh, PA 15235. Deed Book 13405, Page 285. Block and Lot Number 368-B-303.

72. Kathleen T. Burke a/k/a Kathleen A. Trunick and Anthony T. Burke
MG-19-000336—\$26,180.25
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 117 Richmore Drive, Verona, PA 15147. Document Number 056190, Deed Book Volume 10441, Page 318. Block and Lot Number 0446-N-00286-0000-00.

79. Maria Wilson-Felder and Benjamin Felder
MG-18-001278—\$74,505.90
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 148 Conestoga Road, Pittsburgh, PA 15235. Deed Book Volume 10116, Page 150. Block and Lot Number 295-N-320.

84. Mary Staton a/k/a Mary L. Staton
MG-21-000105—\$70,214.54
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 9208 Vantine Street, Pittsburgh, PA 15235. Deed Book Volume 7737, Page 401. Block and Lot Number 296-B-38.

86. James Howard, Geraldine Hickman, Kevin Howard, and Clifford Howard, as Surviving Heirs of Arlene R. Howard, Deceased, and Unknown Surviving Heirs of Arlene R. Howard, Deceased
GD-21-001080—\$73,568.02
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 133 Faybern Drive, Verona, PA 15147. Deed Book Volume 13238, Page 419. Block and Lot Number 230-F-232.

89. Elizabeth Lee
MG-21-000086—\$156,631.82
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 3134 Laketon Road, Pittsburgh, PA 15235. Deed Book 8867, Page 297. Block and Lot Number 369-J-280.

95. Rosa L. Gilmore a/k/a Rosa Lee Gilmore
MG-17-001248—\$86,948.83
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 240 Johnston Road, Pittsburgh, PA 15235. Deed Book Volume 4163, Page 397, Block and Lot 0295-L-00076-0000-00.

96. Charri C. Elmore and Kevin S. Elmore
GD-19-016024—\$287,587.65
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 316 Marshall Drive, Pittsburgh, PA 15235. Deed Book Volume 12248, Page 322. Block and Lot Number 0451-E-00347-0000-00.

99. Jermaine Houser and Brittany Johnson
GD-19-003616—\$14,389.60
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 213 Veronica Drive, Pittsburgh, PA 15235. Deed Book 15959, Page 470. Block and Lot Number 369-G-348.

100. Theresa C. Nobile a/k/a Teresa C. Nobile
GD-20-011139—\$17,025.62
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 115 University Street, Verona, PA 15147. Deed Book 9204, Page 395. Block and Lot Number 632-B-160.

104. Jamal Somerville, known heir of Cynthia A Somerville, deceased and the unknown heirs of Cynthia A Somerville, deceased
GD-14-018533—\$23,010.93
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 234 Curtis Street, Pittsburgh, PA 15235. Deed Book 8079, Page 162. Block and Lot Number 296-O-350.

Plum

28. Ernest Ryan and Susan Ryan
MG-19-001040—\$86,272.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 9033 Maple Street, Pittsburgh, PA 15239. Deed Book 11588, Page 085. Block and Lot Number 1100-B-168.

29. Kenneth R. Leaf, Jr. a/k/a Kenneth R. Leaf
MG-18-000444—\$125,769.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 424 Roberts Road, Pittsburgh, PA 15239. Deed Book 12384, Page 338. Block and Lot Number 851-F-364.

106. Christine A. Stokes a/k/a Christine Stokes
MG-20-000209—\$248,380.18
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 119 Carrie Ann Drive a/k/a 119 Carrie Ann Road, New Kensington, PA 15068. Deed Book Volume 12242, Page 508, Block and Lot 630-L-297.

Port Vue

98. Jason B. Post, Executor of the Estate of Katherine M. Engster, Deceased
GD-21-010707—\$11,879.43
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel One: Having erected thereon a dwelling being known and numbered as 504 Crossland Avenue, McKeesport, PA 15133. Deed Book 3604, Page 723. Block and Lot Number 465-E-135.

and
Parcel Two: Being all that vacant land known and numbered as Crossland Avenue, McKeesport, PA 15133. Deed Book 11774, Page 513. Block and Lot Number 465-E-138.

108. Brian Gregor
GD-21-010700—\$17,815.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel One: Having erected thereon a dwelling being known and numbered as 712 Liberty Way, McKeesport, PA 15133. Deed Book 14889, Page 336. Block and Lot Number 465-K-198.

And
Parcel Two: Having erected thereon a retail/apt. building being known and numbered as 1722 Romine Ave., McKeesport, PA 15133. Deed Book Volume 14483, Page 581. Block and Lot Number 465-A-241.

Rankin

23. Wesley Day, With Notice to Heirs & Assigns
GD-21-001906—\$4,376.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a two story brick house being known as 34 Chartiers Avenue, Braddock, PA 15104. Deed Book Volume 12918, Page 31. Block & Lot No. 178-S-267.

Robinson

16. Michael J. Homer
GD-19-006469—\$8,791.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a two story commercial building being known as 4231 Steubenville Pike, Pittsburgh, PA 15205. Deed Book Volume 12954, Page 342. Block & Lot No. 106-G-379.

Ross

46. B R Holdings LLC
GD-19-014552—\$9,211.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon vacant commercial land known as Sewickley Oakmont Road, Pittsburgh, PA 15237. Deed Book Volume 14852, Page 225. Block & Lot No. 429-A-122.

59. The Unknown Heirs of Genny Bussard Deceased, and Michael Vattimo Solely in His Capacity as Heir of Genny Bussard, Deceased
GD-21-005762—\$86,590.48
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being

known and numbered as 103 Petunia Avenue, Pittsburgh, PA 15229. Deed Book 5644, Page 271. Block and Lot Number 350-A-6.

Scott

43. Michael Falderoff, Personal Representative of the Estate of Patricia L. Falderoff, Deceased
MG-19-000636—\$117,718.30
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1130 Blue Jay Drive, Pittsburgh, PA 15243. Deed Book Volume 13538, Page 185. Block and Lot Number 143-L-44.

South Fayette

93. Christopher Joseph Damico and Angel N. Damico a/k/a Angel N. D'Amico
MG-19-001185—\$366,699.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1363 Sandstone Drive, McDonald, PA 15057. Deed Book 17056, Page 211. Block and Lot Number 489-A-11.

110. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret A. Sumney, Deceased, David Sumney, Known Heir of Margaret A. Sumney, deceased
GD-20-003005—\$127,108.61
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 172 Olde Orchard Drive, Bridgeville, PA 15017. Deed Book Volume 15194, Page 337, Block and Lot 0398-G-00002-0000-00.

111. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Stanley Saunoras a/k/a Stanley R. Saunoras, Jr. a/k/a Stanley Raymond Saunoras, Jr., Deceased
GD-21-010121—\$62,904.01
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a two-story frame house and garage being known and numbered as 7 Oak Street, Cuddy, PA 15031. Deed Book Volume 13816, Page 198. Block and Lot Number 325-L-25. Alternate Parcel ID 9946-X-974.

Springdale

33. Landon Cole Underwood, Known Heir of Brian W. Underwood, Deceased; Owen Michael Underwood, Known Heir of Brian W. Underwood, Deceased; and the Unknown Heirs of Brian W. Underwood, Deceased
GD-21-004413—\$72,395.96
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling known and numbered as: 621 Chestnut Street, Springdale, PA 15144. Deed Book 15125, Page 565. Block/Lot 627-S-302.

Springdale Township

122. Edward J. Toth, Jr., as Administrator of the Estate of Judith Runyan a/k/a Judith Ann Runyan a/k/a Judith A. Runyan
GD-19-014421—\$13,777.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Having erected thereon a dwelling being known and numbered as 18 Valley View Drive, Springdale, PA 15144 a/k/a 17 Valley View Drive, Springdale, PA 15144. Document Number 058699, Deed Book Volume 11028, Page 232. Block and Lot Number 0732-C-00160-0000-00.

Stowe

9. Sally Ann Fath a/k/a Sally Fath
MG-21-000038—\$37,247.78
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 704 Benwood Ave., McKees Rocks, PA 15136. Deed Book Volume 6015, Page 623. Block and Lot 0073-R-00302-0000-00.

Swissvale

13. Kami Williams, in Her Capacity as Heir of Alphonso L. Hill, Deceased; Reshona Williams, in Her Capacity as Heir of Alphonso L. Hill, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Alphonso L. Hill, Deceased
MG-19-001190—\$38,111.98
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as

2330 Hawthorne Avenue, Pittsburgh, PA 15218. Deed Book Volume 12859, Page 494. Block and Lot 0235-E-00045-0000-00.

17. Richard A. Goldman and Kimberly A. Goldman

GD-18-013769—\$7,276.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-family two story frame house being known as 7513 Roslyn Street, Pittsburgh, PA 15218. Deed Book Volume 12387, Page 334. Block & Lot No. 178-H-156.

Upper St. Clair

80. Any And All Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, Trustees of the Estate of Mary Anne Kennedy, Paula J. Kennedy a/k/a Paula A. Kennedy a/k/a Paula Kenned a/k/a Paula J. Kennedy a/k/a Paula Kennedy, Charles R. Kennedy Jr. a/k/a Chuck Kennedy, Jr. a/k/a Charles R. Kennedy, Colleen R. Kennedy a/k/a Colleen E. Kennedy a/k/a C. Kennedy a/k/a Colleen Kennedy, Jane Safir Kennedy Mrcvs a/k/a Jane M. Safir a/k/a Jane Safirkennedy a/k/a Jane Safir Kennedy VMD a/k/a Jane Safir Kennedy Safir a/k/a Jane M. Safir Kennedy
GD-18-013904—\$229,132.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 340 Fort Couch Road, Pittsburgh, PA 15241. Deed Book 4062, Page 698. Block and Lot Number 319-K-88.

97. Thomas A. Bennett and Misty D. Bennett
MG-18-000769—\$268,645.82
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2123 Clairmont Drive, Pittsburgh, PA 15241. Deed Book Volume 14979, Page 261. Block and Lot Number 0321-P-00022-0000-00.

Versailles

92. Hildegard Barefoot
MG-19-000386—\$77,083.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 600 Bayne Street, McKeesport, PA 15132. Deed Book 16339, Page 244. Block and Lot Number 554-N-231.

West Homestead

21. Me Lyng Restaurant, Inc.
GD-15-007622—\$4,528.38
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a one story commercial building being known as 213 West 8th Avenue, Homestead, PA 15120. Deed Book Volume 13572, Page 225. Block & Lot No. 130-N-88.

West Mifflin

6. Jonathan R. Burgy
MG-21-000151—\$156,453.73
Stephen H. Lebovitz, Esq.
Lebovitz & Lebovitz, P.A.
412-351-4422

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin, being bounded and described as follows, to-wit: Having erected thereon a single family dwelling being known and numbered as 313 Lewis Run Road, West Mifflin, PA 15122, Deed Book Volume 15309, Page 127, Block and Lot Number 469-E-136.

56. John Smerkol Solely in His Capacity as Heir of Samuel J. Smerkol Sr., Deceased, Samuel Smerkol Jr. Solely in His Capacity as Heir of Samuel J. Smerkol Sr., Deceased, Stacey Smerkol Jr. Solely in Her Capacity as Heir of Samuel J. Smerkol Sr., Deceased
MG-20-000225—\$39,073.89
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 433 Mellon St., West Mifflin, PA 15122. Deed Book 10036, Page 17. Block and Lot Number 306-K-100.

West View

68. Brent W. Dreier
MG-20-000153—\$43,001.95
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 326 Center Ave., Pittsburgh, PA 15229. Deed Book Volume 12219, Page 140. Block and Lot Number 0280-L-00139-0001-00.

White Oak</

Administrator of the Estate of Frank J. Krien; Unknown Heirs and Administrators of the Estate of Frank J. Krien (if any)

GD-21-007981—\$101,275.34
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 3120 State Street, McKeesport, PA 15131 a/k/a 3120 State Street, White Oak, PA 15131. Document Number 084760, Deed Book Volume 8727, Page 586. Block and Lot Number 0461-D-00228-0000-00.

Wilkinsburg**15. William H. Broe and All the Unknown Heirs of Luella A. Taylor a/k/a Luella A. Broe**

MG-21-000149—\$48,460.83
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the Borough of Wilkinsburg: Having erected thereon a two-story brick house known as 492 Campbell Street, Pittsburgh, PA 15221 and Block & Lot No. 233-N-84.

77. Ellen M. Gleason and Linda S. Kelly

MG-20-000163—\$76,668.23
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1017 Osage Drive, Pittsburgh, PA 15235. Deed Book 17002, Page 374. Block and Lot Number 297-L-246.

102. Elliott C. Levine, III and Vanessa Marie Levine

GD-20-011300—\$15,875.23
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 2903 Gilmore Avenue, Pittsburgh, PA 15235. Deed Book 16234, Page 375. Block and Lot Number 296-E-115.

105. Diane Mathews

GD-21-004585—\$13,768.60
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 711 Wallace Drive, Pittsburgh, PA 15221. Deed Book 12236, Page 215. Block and Lot Number 175-S-308.

Wilmerding**35. Valley Auto Parts Company**

GD-17-011203—\$9,077.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a one story brick commercial building being known as 325 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 7871, Page 100. Block & Lot No. 545-R-258.

38. Valley Auto Parts, Inc.

GD-17-010894—\$5,557.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a two story brick commercial warehouse being known as 331 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 4602, Page 241. Block & Lot No. 545-R-261.

Pittsburgh—1st Ward**114. 428 Forbes-KPP II Forbes Avenue, LLC, 429 Forbes-KPP II Forbes Avenue, LLC and King Penguin Opportunity Fund III LLC**

GD-20-008705—\$14,864,456.40
Jeffrey A. Mills, Esq.
Rachel J. Wenger, Esq.
Cozen O'Connor
412-620-6547

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 1st Ward: Having erected thereon an office building being known and numbered as 428 Forbes Avenue, Pittsburgh, PA 15219. Deed book Volume 15867, Page 222. Tax Parcel No.: 2-E-152.

Pittsburgh—2nd Ward**87. KPP III CCT LLC, A-Air Company, Inc., TI Services, Inc., Huckestein Mechanical Services, Inc.**

GD-20-008150—\$19,045,682.34
Robert E. Dauer, Jr., Esq.
412-456-2800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 2nd Ward: Having erected a commercial building being known and numbered as 650 Smithfield Street, Pittsburgh, Pennsylvania 15222. Deed Book 16446, Page 441. Block and Lot Number 2-A-183.

Pittsburgh—5th Ward**62. Voletta Hurt a/k/a Voletta B. Hurt**

GD-21-003663—\$62,462.00
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 929 Clarissa Street, Pittsburgh, PA 15219. Deed Book 15063, Page 61. Block and Lot Number 27-C-9-A.

Pittsburgh—10th Ward**2. Deborah Burden in Her Capacity as Heir of Theodore F. Saulsbury, Deceased, Wanda Phyllis Germany in Her Capacity as Heir of Theodore F. Saulsbury, Deceased, Claudia Saulsbury in Her Capacity as Heir of Theodore F. Saulsbury, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Theodore F. Saulsbury, Deceased**

GD-19-011714—\$135,174.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7 Coleridge Place, Pittsburgh, PA 15201. Deed Book 15239, Page 268. Block and Lot Number 81-G-208.

Pittsburgh—11th Ward**40. Dorothy Wilcox**

MG-14-001595—\$43,604.46
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 11: Having erected thereon a dwelling being known and numbered as 5464 Broad Street, Pittsburgh, PA 15206. Deed Book Volume 12908, Page 480. Block and Lot Number 50-M-306.

75. Sharon J. Dutney-Ore a/k/a Sharon D. Ore; Timothy M. Ore; and the United States of America

MG-15-000294—\$249,139.75
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 11: Having erected thereon a dwelling being known and numbered as 5560 Hampton Street, Pittsburgh, PA 15206. Document Number 14571, Deed Book Volume 9714, Page 435. Block and Lot Number 0082-K-00163-0000-00.

Pittsburgh—12th Ward

14. Ebon Kennedy a/k/a Ebon J. Kennedy, in His Capacity as Heir of Elbert Kennedy, Jr., Deceased; Azurdee Kennedy-Cromartie, in Her Capacity as Heir of Elbert Kennedy, Jr., Deceased; Eian Kennedy, in His Capacity as Heir of Elbert Kennedy, Jr., Deceased; Makis Rivera, in Her Capacity as Heir of Elbert Kennedy, Jr., Deceased;

Eladia Kennedy, in Her Capacity as Heir of Elbert Kennedy, Jr., Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elbert Kennedy, Jr., Deceased

GD-20-009653—\$81,332.03
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 747 Dunmore Street, Pittsburgh, PA 15206. Deed Book Volume 7687, Page 213. Block and Lot 0123-S-00018-0000-00.

24. William J. Good

GD-17-002153—\$4,962.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a one story brick industrial warehouse being known as 6949 Kelly Street, Pittsburgh, PA 15208. Deed Book Volume 14343, Page 147. Block & Lot No. 125-M-151.

Pittsburgh—13th Ward**94. Roberta J. Brock**

GD-20-011178—\$34,502.93
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7350 Bennett Street, Pittsburgh, PA 15208. Deed Book Volume 11008, Page 461, Block and Lot 0174-K-00322-0000-00.

Pittsburgh—14th Ward**22. Christos Myrianthopoulos, Administrator of the Estate of Calliope Kavalieratos, Deceased**

GD-18-006287—\$18,252.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a single family two story residential building being known as 1717 Beechwood Boulevard, Pittsburgh, PA 15217. Deed Book Volume 17341, Page 195. Block & Lot No. 127-J-1.

Pittsburgh—15th Ward**60. Jay Mastriano a/k/a Jay J. Mastriano and John Mastriano**

MG-21-000118—\$30,079.39
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 139 Glen Caladh Street, Pittsburgh, PA 15207, Deed Book Volume 9397, Page 56, Block and Lot 56-F-184.

Pittsburgh—18th Ward**36. Rashid Zahid and Shahnaz Zahid**

GD-16-018386—\$170,063.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 18: Having erected thereon a one story commercial building being known as 1400 Saw Mill Run Boulevard, Pittsburgh, PA 15226. Deed Book Volume 10439, Page 38. Block & Lot No. 61-D-200.

Pittsburgh—19th Ward**44. Shawn P. Murphy**

MG-20-000205—\$64,033.37
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1718

Fallowfield Avenue, Pittsburgh, PA 15216. Deed Book Volume 9922, Page 371. Block and Lot Number 0035-L-00045-0000-00.

Pittsburgh—20th Ward**32. The Unknown Heirs of Melinda A. Murty, Deceased**

GD-21-004457—\$130,911.23
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having thereon erected a dwelling known and numbered as: 2626 Winchester Drive, Pittsburgh, PA 15220. Deed Book 15589, Page 217. Block/Lot 36-F-169.

83. Jennifer Houk Hankinson, Keith Firle, Eric Firle, Shawneice Hines and Shana Hines, As Surviving Heirs of Susan E. Firle, Deceased, and Unknown Surviving Heirs of Susan E. Firle, Deceased

MG-21-000054—\$105,182.90
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2843 Frontenac Street, Pittsburgh, PA 15204. Deed Book Volume 11521, Page 644. Block and Lot Number 41-C-223.

116. Steven Duplaga and Melissa Duplaga

GD-21-009243—\$111,831.24
David C. Onorato, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a single family residential dwelling being known and numbered as 934 Berry Street, Pittsburgh, PA 15204. Deed Book Volume 17116, Page 495. Block and Lot Number 41-C-134.

Parcel 2: Having erected thereon an auxiliary building being known and numbered as 934 Berry Street, Pittsburgh, PA 15204. Deed Book Volume 17116, Page 495. Block and Lot Number 41-C-136.

Pittsburgh—26th Ward**85. Barbara Simpson**

GD-21-008935—\$97,412.55
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 3224 Orleans Street, Pittsburgh, PA 15214. Deed Book Volume 9337, Page 550. Block and Lot Number 77-F-101.

Pittsburgh—27th Ward**48. Denise Turner-Perkins**

MG-21-000123—\$29,208.63
Danielle M. DiLeva, Esq.
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 1150 New Hampshire Drive, Pittsburgh, PA 15212. Deed Book 10272, Page 443. Block and Lot Number 45-K-126.

69. Regis Paul McManus, Jr.

MG-17-000730—\$190,256.35
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1133 Davis Avenue, Pittsburgh, PA 15212. Deed Book Volume 15589, Page 125. Block and Lot Number 0076-A-00068-0000-00.

109. Kimberley D. Gangloff, solely as heir to the Estate of Alan Gangloff, deceased; Gregory Gangloff, solely as heir to the Estate of Alan Gangloff, deceased; Stephanie Gangloff, solely as heir to the Estate of Alan Gangloff, deceased; John Buggey, solely as heir to the Estate of Alan Gangloff, deceased; Zachary Buggey, solely as heir to the Estate of Alan Gangloff, deceased; Ryan Buggey, solely as heir to the Estate of Alan Gangloff, deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or Under Alan Gangloff, deceased

MG-21-000070—\$56,436.19
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a 2 story dwelling being known and numbered as 4019 Oswald Street, Pittsburgh, PA 15212. Deed Book 6259, Page 575, Block and Lot Number 114-K-116.

Pittsburgh—28th Ward**20. City Limits Landscape and Garden Center, Inc.**

GD-20-004387—\$13,752.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 28: Having erected thereon a one story commercial garage being known as 2907 Idlewood Avenue, Pittsburgh, PA 15205. Deed Book Volume 10162, Page 527. Block & Lot No. 68-R-75.

120. Anna Maria Loris a/k/a Anna Maria Lamanna a/k/a Anna Maria Currin a/k/a Anna Maria Johnson

MG-20-000434—\$74,441.01
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 28th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 1362 Keever Avenue, Pittsburgh, PA 15205, Deed Book 9746 Page 631 Block and Lot 0040-R-00029-0000-00.

Pittsburgh—30th Ward**42. William J. Chernosky and Donna M. Chernosky**

GD-21-010793—\$25,600.31
David W. Raphael, Esq.
F.N.B. Properties Company, Inc.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the 30th Ward of the City of Pittsburgh: Having erected thereon a two-story brick dwelling being known and numbered as 307 Bausman Street, Pittsburgh, PA 15210, Deed Book Volume 09441, Page 357. Block 14-P, Lot 208.

Pittsburgh—31st Ward**25. William J. Rogers and the United States of America**

GD-18-000808—\$6,521.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 31: Having erected thereon a two story masonry frame house being known as 4708 Interboro Avenue, Pittsburgh, PA 15207. Deed Book Volume 7943, Page 511. Block & Lot No. 133-P-167.

117. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of A. George Kohl, Deceased

GD-19-002608—\$73,560.82
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1100 Elwell Street, Pittsburgh, PA 15207. Deed Book Volume 8588, Page 371. Block and Lot Number 185-M-108.

Pittsburgh—32nd Ward**12. Jack Froehlich, Administrator of the Estate of Tracy L. Froehlich, Deceased**

GD-21-009839—\$46,785.33
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having thereon erected a dwelling known and numbered as: 1948 Dartmore Street, Pittsburgh, PA 15210. Deed Book 13832, Page 458. Block/Lot 95-A-236.

118. Ashtan M. Hibar

GD-21-000384—\$137,262.70
Powers Kinn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2344 Fairland Street, Pittsburgh, PA 15210. Deed Book Volume 16709, Page 6, Instrument No. 2017-4180, Block and Lot Number 0095-P-00094-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518
Lawyer Referral Services
412-261-5555
Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
William P. Mullen, Sheriff
Jan 13, 2022
Jan 14, 21, 28, 2022



Need an expert witness? Consultant? Court Reporter?

Check out the ACBA **Expert and Vendor Guide.**

VISIT WWW.ACBA.ORG/EVG.

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:

Astle, Laura M., deceased, of McCandless Township, PA. No. 09249 of 2021. DuWayne J. Astle, Extr., 1886 Dubonnet Court, McCandless Township, PA 15101 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132. 22-00231 Jan 21, 28; Feb 4, 2022

Backes, Sandra Jean a/k/a Sandra J. Backes, deceased, of North Braddock, PA. No. 00142 of 2022. Laura Lee Backes, Extr., c/o Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122. 22-00236 Jan 21, 28; Feb 4, 2022

Baran, Bruce, deceased, of Duquesne, PA. No. 1510 of 2021. Dennis Baran, Admr., 202 Parade Street, St. Mary's, PA 15857 or to Anthony S. Posa, Esq., Dornish Law Offices, P.C., 2500 Brooktree Road, Suite 301, Wexford, PA 15090. 22-00048w Jan 21, 28; Feb 4, 2022

Bush, Rose a/k/a Rose Rupich Bush, deceased, of Pittsburgh, PA. No. 03119 of 2020. Gary D. Selinsky, Admr., c/o Gregory D. Gerlach, Esq., Gerlach Law Center, P.C., 3612 McKnight East Drive, Pittsburgh, PA 15237. 22-00238 Jan 21, 28; Feb 4, 2022

DiMatteo, Ralph, deceased, of Pittsburgh, PA. No. 08528 of 2021. Donna R. DiMatteo, Extr., 541 Old Farm Road, Pittsburgh, PA 15234 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017. 22-00221 Jan 21, 28; Feb 4, 2022

Gatchie, John Junior, deceased, of McKeesport, PA. No. 00164 of 2022. Elizabeth Grum, Extr., c/o Anthony L. Rosner, Esq., 1300 Clay Pike, North Huntingdon, PA 15642. 22-00237 Jan 21, 28; Feb 4, 2022

Gore, Betty J. a/k/a Betty Gore, deceased, of Pittsburgh, PA. No. 07429 of 2021. Charles B. Gore, Admr., c/o Albert G. Reese, Jr., Esq., 640 Rodi Road, 2nd Fl., Ste. 2, Pittsburgh, PA 15235. 22-00233 Jan 21, 28; Feb 4, 2022

Ions, Robert W., deceased, of Pittsburgh, PA. No. 00199 of 2022. Mary Ann DiMeo, Extr., 4058 Crown Drive, South Park, PA 15129 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216. 22-00049w Jan 21, 28; Feb 4, 2022

Kapeluck, Betty J. a/k/a Betty Jean Kapeluck, deceased, of West View, PA. No. 00140 of 2022. Kimberly Lenz, Extr., 350 Ridgewood Avenue, Pittsburgh, PA 15229 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106. 22-00228 Jan 21, 28; Feb 4, 2022

McClellan, James A., deceased, of Ross Township, PA. No. 00084 of 2022. Nancy M. Leininger, Admr., c/o Wendy D. Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782. 22-00220 Jan 21, 28; Feb 4, 2022

Ross, Marian M. a/k/a Marian M. Moore, deceased, of Bridgeville, PA. No. 9189 of 2021. Kathleen M. Tatala, Admr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Foster Plaza 5, Suite 400, Pittsburgh, PA 15220. 22-00235 Jan 21, 28; Feb 4, 2022

Simitz, Edward Leo, deceased, of Pittsburgh, PA. No. 00143 of 2022. Charlene Cutrone, Extr., 25 Hastings Avenue, Apt. 103, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071. 22-00232 Jan 21, 28; Feb 4, 2022

Skirboll, Esther S., deceased, of Mt. Lebanon Twp., PA. No. 00170 of 2022. Susan Skirboll, Extr., 8045 Newell St., Apt. 421, Silver Spring, MD 20910 or to Raymond C. Vogliano, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant St., 44th Fl., Pittsburgh, PA 15219. 22-00230 Jan 21, 28; Feb 4, 2022

Stoltz, Stephen John, deceased, of Scott Township, PA. No. 09324 of 2021. William K. Stoltz, Extr., 174 Holiday Park Drive, Pittsburgh, PA 15239. 22-00229 Jan 21, 28; Feb 4, 2022

Alampì, Anna a/k/a Anna M. Alampì, deceased, of Pittsburgh, PA. No. 09251 of 2021. Peter Paul Alampì, Co-Extr. and Louisa A. Obeldobel, Co-Extr., c/o Richard P. Anton, Esq., 2710 BNY Mellon Ctr., 500 Grant St., Pittsburgh, PA 15219. 22-00067 Jan 14, 21, 28, 2022

Barlow, Judith Patricia, deceased, of Pittsburgh, PA. No. 00066 of 2022. Mark W. Barlow, Extr., 2114 Reis Run Road, Pittsburgh, PA 15237 or to Edward C. Spontak, Esq., Jones Gregg Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219. 22-00022w Jan 14, 21, 28, 2022

Brandis, John A. a/k/a John Andrew Brandis, deceased, of South Park, PA. No. 08537 of 2021. Dana A. Walker, Extr., 1200 Airedale Drive, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234. 22-00070 Jan 14, 21, 28, 2022

Broskey, Michael J. a/k/a Michael Joseph Broskey, deceased, of Elizabeth Township, PA. No. 08851 of 2021. Ray J. Broskey, Extr., c/o Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236. 22-00065 Jan 14, 21, 28, 2022

Caye, Carol Ann, deceased, of Glenshaw, PA. No. 08662 of 2021. Richard C. Caye, Extr., 207 Blaze Drive, Glenshaw, PA 15116 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237. 22-00073 Jan 14, 21, 28, 2022

Cunningham, Victoria D., deceased, of Imperial, PA. No. 08826 of 2021. Barbara A. Cunningham, Extr., 602 Chelsea Drive, Imperial, PA 15126 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227. 22-00076 Jan 14, 21, 28, 2022

D'Abruzzo, Sandra Lee, deceased, of Glassport, PA. No. 9050 of 2021. James D'Abruzzo, Extr., 1138 Wisconsin Avenue, Pittsburgh, PA 15216 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132. 22-00074 Jan 14, 21, 28, 2022

Daniels, Doris J., deceased, of Bridgeville, PA. No. 08626 of 2021. Janet L. Tedesco, Extr., c/o Mario Santilli, Jr., Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152. 22-00079 Jan 14, 21, 28, 2022

Derrick, Joan G., deceased, of Pittsburgh, PA. No. 09217 of 2021. Robert J. Derrick, Extr., 183 Finks Run Road, McDonald, PA 15057 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215. 22-00061 Jan 14, 21, 28, 2022

Fabio, Leonard A., deceased, of Pittsburgh, PA. No. 08634 of 2021. Anthony Fabio, Extr., 6044 Jackson Street, Pittsburgh, PA 15206 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234. 22-00072 Jan 14, 21, 28, 2022

Fort, Edward Tomlinson a/k/a E. Tomlinson Fort a/k/a Tom Fort a/k/a Edward T. Fort, deceased, of O'Hara Township, PA. No. 08543 of 2021. Malgorzata Fort, Admr., 6 Camden Drive, Pittsburgh, PA 15215 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238. 22-00075 Jan 14, 21, 28, 2022

Hunt, John T. a/k/a John T. Hunt, Jr., deceased, of Bethel Park, PA. No. 09178 of 2021. Thressa A. Hunt, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120. 22-00066 Jan 14, 21, 28, 2022

Kilinsky, Francis A. a/k/a Francis Anthony Kilinsky, deceased, of Upper St. Clair Township, PA. No. 08623 of 2021. Mary Ann Kilinsky, Extr., 1467 Meteor Circle, Pittsburgh, PA 15241 or to Susan Mondik Key, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301. 22-00060 Jan 14, 21, 28, 2022

Kirsopp, Frank R., deceased, of Mt. Lebanon, PA. No. 08527 of 2021. Pamela L. Dickey, Extr., 6317 Springhouse Place, Bridgeville, PA 15017 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301. 22-00059 Jan 14, 21, 28, 2022

Kowola, Neal E. a/k/a Neal Kowola a/k/a Neal Edward Kowola, deceased, of Natrona Heights, PA. No. 08673 of 2021. Bryan M. Wilhelm, Extr., 1038 Roup Avenue, Brackenridge, PA 15014 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065. 22-00069 Jan 14, 21, 28, 2022

Ligush, Margaret, deceased, of Monroeville, PA. No. 0051 of 2022. Alex Kondrich, III, Extr., 4175 Ivanhoe Drive, Apt. 509, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146. 22-00017w Jan 14, 21, 28, 2022

Marbury, Thomas a/k/a Thomas Marbury, Jr., deceased, of Monroeville, PA. No. 09168 of 2021. Diane Marbury, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215. 22-00062 Jan 14, 21, 28, 2022

Mihm, Mary L. a/k/a Mary Louise Mihm, deceased, of Oakmont Borough, PA. No. 07951 of 2021. Sandra L. Mihm, Extr., 2832 Coach House Lane, Naples, FL 34105 or to Daniel P. Gustine, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301. 22-00058 Jan 14, 21, 28, 2022

Newell, Geraldine E., deceased, of Penn Hills, PA. No. 9090 of 2021. David A. Newell, Extr., 209 Bellevue Drive, Pittsburgh, PA 15235 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039. 22-00071 Jan 14, 21, 28, 2022

Richard, Suzanne M., deceased, of Ross Township, PA. No. 08720 of 2021. Patrick F. Lawlor, Extr., c/o Thomas G. Lawlor, Esq.,

Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237. 22-00068 Jan 14, 21, 28, 2022

Rush, Jr., Philip W., deceased, of Bethel Park, PA. No. 08304 of 2021. Constance C. Rush, Extr., 2639 Bethel Crest Drive, Bethel Park, PA 15102 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241. 22-00077 Jan 14, 21, 28, 2022

Semenko, Robert E., deceased, of Coulters, PA. No. 07339 of 2019. Leslie D. Michel, Admr., 226 Elmore Road, Pittsburgh, PA 15221 or to Frederich E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071. 22-00016w Jan 14, 21, 28, 2022

Semenko, Stanley, deceased, of McKeesport, PA. No. 06412 of 2010. Leslie D. Michel, Admr., 226 Elmore Road, Pittsburgh, PA 15221 or to Frederich E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071. 22-00015w Jan 14, 21, 28, 2022

Summerfield, Martha B. a/k/a Martha Summerfield a/k/a Martha Marty Summerfield a/k/a Martha M. Summerfield, deceased, of Hampton Township, PA. No. 08875 of 2021. Heather L. Summerfield, Extr., c/o Nicolas J. Sasso, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152. 22-00078 Jan 14, 21, 28, 2022

Thomas, Robert M. a/k/a Robert Mark Thomas, Sr., deceased, of Bellevue, PA. No. 06973 of 2021. Linda Jackson, Extr., 154 Kendall Ave., Bellevue, PA 15202 or to Patrick T. Narcisi, Esq., Narcisi Law Offices, P.C., 606 California Ave., Pittsburgh, PA 15202. 22-00063 Jan 14, 21, 28, 2022

Walsnovich, Doreen, deceased, of Pittsburgh, PA. No. 08326 of 2021. Megan Ference, Admr., 75 E. Amanda Avenue, Pittsburgh, PA 15210 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066. 22-00064 Jan 14, 21, 28, 2022

Bombassaro, Gerald D., deceased, of Pittsburgh, PA. No. 09358 of 2021. Lisa Lynn Knelly, Extr., 1297 Silver Lane, McKees Rocks, PA 15136 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243. 21-02105w Jan 7, 14, 21, 2022

Detman, Timothy B., deceased, of Tarentum Borough, PA. No. 08666 of 2021. Christopher Detman, Admr., 501 W. 10th Avenue, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065. 22-00045 Jan 7, 14, 21, 2022

Dixon, Rev. Jerome A., deceased, of Pittsburgh, PA. No. 09182 of 2021. Edward K. Dixon, Admr., 526 Clifton Road, Bethel Park, PA 15102 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106. 21-05081 Jan 7, 14, 21, 2022

Feffe, Elaine, deceased, of Monroeville, PA. No. 9339 of 2021. Todd Feffe, Extr., Rua Miguel 57 JD, Marada, Brazil 18213 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146. 21-02099w Jan 7, 14, 21, 2022

Hildebrand, Janet L., deceased, of Oakdale, PA. No. 9329 of 2021. Anthony R. Hildebrand, Extr., 38 Allegheny Ave., Cuddy, PA 15031. 21-02102w Jan 7, 14, 21, 2022

Lane, Jr., Paul W., deceased, of Moon Township, PA. No. 09093 of 2021. Shirley A. Morgan, Extr., 381 Morgan Road, Scottsdale, PA 15683 or to Marvin D. Snyder, Esq., 17 North Diamond Street, Mount Pleasant, PA 15666. 21-05079 Jan 7, 14, 21, 2022

Martin, Barbara L., deceased, of Bethel Park, PA. No. 09282 of 2021. Douglas Martin, Extr., 763 Taylor Road, Downingtown, PA 19335 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243. 21-02103w Jan 7, 14, 21, 2022

Patterson, Barbara C., deceased, of Mt. Lebanon, PA. No. 09320 of 2021. Martha Tishuk, Co-Extr., 120 Mohawk Drive, Pittsburgh, PA 15228 and Carol P. Walsh, Co-Extr., 940 H Adam Drive, Pittsburgh, PA 15216 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243. 21-02104w Jan 7, 14, 21, 2022

Travis, Annie Lois, deceased, of Pittsburgh, PA. No. 08893 of 2021. Teena C. Hunter, Co-Extr. and Lonnita L. Hutchinson, Co-Extr., 411 Princeton Drive, Pittsburgh, PA 15235 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Bldg., 355 Fifth Avenue, Suite 1200, Pittsburgh, PA 15222. 21-05080 Jan 7, 14, 21, 2022

White, R. Blaine a/k/a Robert B. White a/k/a Robert Blaine White, deceased, of Whitehall, PA. No. 08978 of 2021. Edward J. Kress, II, Extr. and Atty., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219. 21-05084 Jan 7, 14, 21, 2022

Zytnick, Jay M. a/k/a Jay Marshall Zytnick, deceased, of Aspinwall Borough, PA. No. 08814 of 2021. Kimberly B. Zytnick, Extr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152. 21-05082 Jan 7, 14, 21, 2022

Complaint in Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania
Johnson 2, LLC, Plaintiff, vs Phyllis Cosnotti and Unknown Heirs successors, Assigns and all persons, firms OR associations claiming right, Title or interest from or under Mike Shelby, Defendants.
Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139. (412) 281-1725
Case No. GD-21-012586

You have been named as Defendants in a civil action instituted by Johnson 2, LLC against you in this Court.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and 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 FOR OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
https://www.getapittsburghlawyer.com
22-00244 Jan 21, 2022

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on December 5, 2021, with respect to a nonprofit corporation, HDM Corporation, which has been incorporated under the Nonprofit Corporation Law of 1988. 22-00050w Jan 21, 2022

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 12, 2021, with respect to a nonprofit corporation, Bike Ride Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 200 Lothrop St., Pittsburgh, PA 15213. A brief summary of the purpose or purposes for which said corporation is organized is: to provide fund raising to support medical and scientific cancer research. 22-00227 Jan 21, 2022

Bankruptcy Sale Notice

IN RE: Jean Carol Jones
Case No. 19-20345-JAD
Adversary Case No. 21-02124-JAD
Real property located at 1200 Labelle Street, Pittsburgh, PA 15221
Date of Sale: 02/16/22 @ 10:00 a.m. via Zoom
Objections Due: 02/02/22
Initial Offer: \$65,000.00
Higher and better offers will be considered at hearing from Qualified Bidders.
For more information: www.pawb.us courts.gov/easi.htm
22-00129 Jan 21, 2022

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Glow Aesthetics by Gabrielle, with its principal office or place of business at 617 Warrendale Rd., Gibsonia, PA 15044. The names and addresses of all persons who are parties to the registration are: Gabrielle Brant, 617 Warrendale Rd., Gibsonia, PA 15044. 22-00246 Jan 21, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action - Law
NO. GD-21-012192
Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A. f/k/a Norwest Bank Minnesota, N.A., as Trustee for First Franklin Mortgage Loan Trust 2004-FFFH3 Asset-Backed Certificates 2004-FFFH3, Plaintiff,
v.
The Unknown Heirs of Yolanda F. Everett & the Unknown Heirs of Robert W. Jacobs, Defendants.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty days of this Notice. 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
https://www.getapittsburghlawyer.com/
22-00242 Jan 21, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO.: GD-21-011170
Dollar Bank, Federal Savings Bank, Plaintiff,
vs.

The Unknown Heirs, Executors and/or Administrators of the Estate of Richard A. Miller, Defendants.

Notice of Sheriff's Sale of Real Estate on March 7, 2022 at 9:00 A.M. in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA 15219.

All The Right, Title, Interest And Claim Of The Unknown Heirs, Executors And/Or Administrators Of The Estate Of Richard A. Miller Of, In And To The Following Described Property:

All The Following Described Real Estate Situated In The Commonwealth Of Pennsylvania, County Of Allegheny, Borough Of West Mifflin. Having Erected Thereon A One-Story Standstone Dwelling Known And Numbered As 4332 Homestead Duquesne Road, West Mifflin, PA 15122. DBV 17804, Page 505, Block And Lot #183-K-85.

Dollar Bank, Federal Savings Bank vs. The Unknown Heirs, Executors and/or Administrators of the Estate of Richard A. Miller, at Execution No. GD-21-011170 in the amount of \$65,657.11.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthon, Esq., Grenen & Birsic, P.C., One Gateway Center, 9th Fl., Pittsburgh, PA 15222.

22-00243 Jan 21, 2022

Notice

Propel Schools is now accepting proposals for various HVAC Projects. Please visit www.propelschools.org and click on 'Contact Us' then 'Contracting Opportunities' for Proposal information.

22-00219 Jan 14, 21, 28, 2022

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO: GD-21-009488
Times Square Revolving Trust, as Owner c/o Wilmington Savings Fund Society, FSB Not in its Individual Capacity But Solely Owner Trustee vs. Kelly Holtgraver, as Surviving Heir of Catherine Holtgraver and Oliver S. Holtgraver, III, Deceased, Leslie D. Straub, as Surviving Heir of Catherine Holtgraver and Oliver S. Holtgraver, III, Deceased, Shawn E. Holtgraver, as Surviving Heir of Catherine Holtgraver and Oliver S. Holtgraver, III, Deceased, Unknown Surviving Heirs of Catherine Holtgraver and Oliver S. Holtgraver, III, Deceased,
NOTICE
To The Defendants:

You are hereby notified Times Square Revolving Trust, as owner c/o Wilmington Savings Fund Society, FSB not in its individual capacity but solely owner trustee, has filed a Complaint in Mortgage Foreclosure with regard to 1108 North Avenue, Millvale, PA 15209, endorsed with a Notice to Defend, against you at No. GD-21-009488 in the Civil Division of the Court of Common Pleas of Allegheny County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Allegheny County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Plaintiff's Attorney: Stephen M. Hladik, Esquire, Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, Ph: 215-855-9521.

22-00241 Jan 21, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania Orphans' Court Division

In Re: Ryan Michael a/k/a Ryan Thomas Michael
D.O.B. 8/31/2008
Child Of: Brandon Michael a/k/a Brandon Thomas Michael a/k/a Brandon T. Michael a/k/a Michael Brandon a/k/a Michael T. Branded a/k/a T. Michael a/k/a Michael Brandon Thomas a/k/a Branded T. Michael a/k/a Brandon Michel
NO: 63-21-1204

Take notice that a Petition for Involuntary Termination of Parental Rights of parent, Brandon Michael a/k/a Brandon Thomas Michael a/k/a Brandon T. Michael a/k/a Michael Brandon a/k/a Michael T. Branded a/k/a T. Michael a/k/a Michael Brandon Thomas a/k/a Branded T. Michael a/k/a Brandon Michel, to the minor child, Ryan Michael a/k/a Ryan Thomas Michael, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 10, 2022, at 10:00 a.m.

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

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

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

22-00318 Jan 21, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of A'Nylah Lamae Dowden-Ziegler a/k/a Anylah Dowden-Ziegler a/k/a Baby Girl Dowden, a minor. No. AP-____-2022 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Rachel Dowden, Deangelo Ziegler a/k/a DeAngelo Ziegler a/k/a Deangelo Savion Ziegler a/k/a Deangelo Ziegler, and The Unknown Father, parents of A'Nylah Lamae Dowden-Ziegler a/k/a Anylah Dowden-Ziegler a/k/a Baby Girl Dowden, a minor, born on May 24, 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, A'Nylah Lamae Dowden-Ziegler a/k/a Anylah Dowden-Ziegler a/k/a Baby Girl Dowden. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, February 16, 2022 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable Tiffany Sizemore. 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, Ahmad Yates, at (412) 473-2300, or your legal counsel/attorney, to obtain information for how to participate by telephone, video conference or in person. Should the hearing proceed virtually, the aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

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

Andrew F. 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.

22-00319 Jan 21, 28; Feb 4, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Kira Michelle Covington a/k/a Kira Covington, a minor. No. AP-____-

2022 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Maria Lorraine Gunn-Tucker a/k/a Maria Gunn-Tucker a/k/a Maria L. Gunn-Tucker, Gregory Covington a/k/a Gregory Barry Covington a/k/a Gregory B. Covington a/k/a Gregory B. Covington, Jr. a/k/a Gregory B. Conington, Jr. a/k/a Gregory P. Covington a/k/a Gregory P. Covington, Jr. a/k/a Gregory B. Covington, Jr. a/k/a Gregory Covington, Jr., and The Unknown Father, parents of Kira Michelle Covington a/k/a Kira Covington, a minor, born on October 21, 2017, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Kira Michelle Covington a/k/a Kira Covington. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, February 15, 2022 at 1:30 p.m. (Prevailing Eastern Time), before the Honorable Eleanor Bush. 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, Rick Ogden, 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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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.

22-00325 Jan 21, 28; Feb 4, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Donte Kyheem Washington Jr. a/k/a Donte Washington a/k/a Donte K. Washington Jr. a/k/a Donte Washington Jr. a/k/a DJ Washington, a minor. No. AP-271-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Cara Leigh Cowan a/k/a Cara Cowan a/k/a Cara L. Cowan a/k/a Cara Leigh Smaglo a/k/a Cara Smaglo a/k/a Cara L. Cowan Smaglo a/k/a Cara L. Smaglo Cowan, Donte Kyheem Washington a/k/a Donte K. Washington a/k/a Donte Washington a/k/a Dante Washington and Daniel John Smaglo a/k/a Daniel J. Smaglo, parents of Donte Kyheem Washington Jr. a/k/a Donte Washington a/k/a Donte K. Washington Jr. a/k/a DJ Washington Jr. a/k/a DJ Washington, a minor, born on December 16, 2011, in Cambria County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Donte Kyheem Washington Jr. a/k/a Donte Washington a/k/a Donte K. Washington Jr. a/k/a DJ Washington Jr. a/k/a DJ Washington. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, February 8, 2022 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable Paul Cozza. 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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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.

22-00223 Jan 14, 21, 28, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Olivia Cellyanne Washington a/k/a Olivia Washington, a minor. No. AP-272-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Cara Leigh Cowan a/k/a Cara Cowan a/k/a Cara L. Cowan a/k/a Cara Leigh Smaglo a/k/a Cara Smaglo a/k/a Cara L. Cowan Smaglo a/k/a Cara L. Smaglo Cowan, Donte Kyheem Washington a/k/a Donte K. Washington a/k/a Donte Washington a/k/a Dante K. Washington a/k/a Dante Washington and Daniel John Smaglo a/k/a Daniel J. Smaglo, parents of Olivia Cellyanne Washington a/k/a Olivia Washington, a minor, born on February 20, 2013, in Cambria County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Olivia Cellyanne Washington a/k/a Olivia Washington. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, February 8, 2022 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable Paul Cozza. 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.

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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.

22-00224 Jan 14, 21, 28, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Trace Anthony Brown, a minor. No. AP-001-2022 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Tracy Jean Humphreys a/k/a Tracy Humphreys a/k/a Tracy J. Humphreys a/k/a Tracy Humphrey a/k/a Tracy J. Humphreys a/k/a Tracy Jaen Humphreys a/k/a Tracy J. Humphreys a/k/a Tracy Jaen Humphreys and The Unknown Father, parents of Trace Anthony Brown, a minor, born on November 16, 2008, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Trace Anthony Brown. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, March 8, 2022 at 1:30 p.m. (Prevailing Eastern Time), before the Honorable Paul Cozza. 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.

22-00225 Jan 14, 21, 28, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Shawn Michael Boffoli a/k/a Shawn Boffoli a/k/a Shawn Nater, a minor. No. AP-274-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Beckie Jean Boffoli a/k/a Beckie Boffoli a/k/a Beckie J. Boffoli a/k/a Beckie Jean Baffoli, Raimie Anthony Nater a/k/a Raimie Nater a/k/a Raimi Nater a/k/a Ramie Nater a/k/a Raimie A. Nater a/k/a Raymond Nater and The Unknown Father, parents of Shawn Michael Boffoli a/k/a Shawn Boffoli a/k/a Shawn Nater, a minor, born on August 11, 2015, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Shawn Michael Boffoli a/k/a Shawn Boffoli a/k/a Shawn Nater. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, February 8, 2022 at 9:00 a.m. (Prevailing Eastern Time), before the Honorable Paul Cozza. 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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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.

22-00006 Jan 7, 14, 21, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Brodi Nathaniel Wiehagen a/k/a Brodi Wiehagen a/k/a Brodi N. Wiehagen, a minor. No. AP-242-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Allyson Ann Klein a/k/a Allyson Klein a/k/a Allyson A. Klein a/k/a Allison Kline, William Ernest Wiehagen II a/k/a William Wiehagen a/k/a William Ernest Wiehagen, Jr. a/k/a William Ernest Wiehagen a/k/a William E. Wiehagen a/k/a William Ern Wiehagen II a/k/a William Wiehagen, Jr., and the Unknown Father, parents of Brodi Nathaniel Wiehagen a/k/a Brodi Wiehagen a/k/a Brodi N. Wiehagen, a minor, born on March 23, 2017, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Brodi Nathaniel Wiehagen a/k/a Brodi N. Wiehagen. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Monday, February 7, 2022 at 10:30 a.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, Rick Ogden, 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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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, Attorney for Petitioner.

22-00007 Jan 7, 14, 21, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Ni'jour King Daniels a/k/a Nijour Kingstone Daniels a/k/a Nijour K. Daniels a/k/a Ni'jour King D. a/k/a Baby Boy Daniels a/k/a Unknown Unknown, a minor. No. AP-252-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: London Martresse Daniels a/k/a London Daniels a/k/a London M. Daniels a/k/a London Daniels-Stephens a/k/a London Martresse Daniels a/k/a London Martresse Stephens a/k/a London Stephens Daniels, Kaleel Bowman-Stevenson, Clinton Stanford, and The Unknown Father, parents of Ni'jour King Daniels a/k/a Nijour Kingstone Daniels a/k/a Nijour K. Daniels a/k/a Ni'jour King D. a/k/a Baby Boy Daniels a/k/a Unknown Unknown. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, February 9, 2022 at 9:00 a.m. (Prevailing Eastern Time), before the Honorable Kim Berkeley Clark. 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, Ahmad Yates, 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 appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to 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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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.

22-00009 Jan 7, 14, 21, 2022

Voluntary Dissolution Nonprofit Corporation

Susan A. Ott, Esq., Owen Law Group, LLC, 310 Grant St., Suite 1005, Pittsburgh, PA 15219. Notice is hereby given by Pennsylvania Healthcare Benefit Support Program, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

22-00222 Jan 21, 28, 2022