

CIVIL DIVISION

Arbitration Awards  
(Continued from Page 1, Column 3)

**Jones** vs DiMarco, et al; AR-20-003362; P-atty: Jordan Lee Strassburger; Award for Defendants and against the Plaintiff. Dated 06/15/21. Notice of award sent. Arbitration Board #39179

**Barclays Bank Delaware** vs Frankert; AR-20-003347; P-atty: Michael B. Volk; D-atty: Thomas J. Dausch; Award for Defendant Joseph Frankert and against Plaintiff Barclays Bank, Delaware. Dated 06/16/21. Notice of award sent. Arbitration Board #39180

**Semkiw** vs Jaguar Land Rover North America LLC; AR-20-003800; P-atty: Robert A. Rapkin; D-atty: James S. Dobis; Award for Plaintiff and against Defendant in the amount of \$6,964.00 in damages and \$6,472.40 in attorney's fees. Dated 06/16/21. Notice of award sent. Arbitration Board #39181A

**Citibank N.A.** vs Lydon; AR-20-003956; P-atty: Robert M. Kline; D-atty: Dennis J. Morello; Award for Defendant Timothy J. Lydon and against Plaintiff Citibank. Dated 06/16/21. Notice of award sent. Arbitration Board #39180

**Citibank N.A.** vs Richards; AR-20-003984; P-atty: Robert M. Kline; D-atty: Dennis J. Morello; Award for Defendant and against Plaintiff. Dated 06/16/21. Notice of award sent. Arbitration Board #39180

**Hardy** vs Port Authority of Allegheny County; GD-09-015234; P-atty: David A. Presser; D-atty: Roger W. Foley Jr.; Award for Plaintiff and against Defendant in the amount of \$17,500.00. Dated 06/16/21. Notice of award sent. Arbitration Board #39181

**Duquesne Light Company** vs Independent Enterprises; AR-19-001144; P-atty: Tara R. Pfeifer; D-atty: Gregory P. Graham; Award for Plaintiff Duquesne Light and against Defendant in the amount of \$17,500.00. Dated 06/16/21. Notice of award sent. Arbitration Board #39180

**Long** vs Fort Pitt Classic Cars LLC; AR-20-002353; P-atty: Pro Se; D-atty: Gregory P. Angell; Award for Plaintiff and against Defendant in the amount of \$11,866.69. Dated 06/16/21. Notice of award sent. Arbitration Board #39181A

New Arbitration Suits

**Allegheny County Central Tax Collection District** vs Taylor Scott, Taylor Amanda; AR-21-002517; Allegheny County Tax; Complaint; 19360.00; Atty(s): Malloy Christopher C  
**Allegheny County Central Tax Collection District** vs Chetlin Daniel L.; AR-21-002518; Allegheny County Tax; Complaint; Atty(s): Malloy Christopher C  
**Dollar Bank F.S.B.** vs Vogel James L., Britton Vogel Bethany C.; AR-21-002519; Contract - Debt Collection; Complaint; 22116.74; Atty(s): Wendolowski Jr. Raymond P.

**Dollar Bank F.S.B.** vs Woystek Jeremiah Scott; AR-21-002520; Contract - Debt Collection; Complaint; 31105.88; Atty(s): Wendolowski Jr. Raymond P.

**Synchrony Bank** vs Wilson Tamara; AR-21-002521; Plaintiff's MDJ Appeal; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L

**Synchrony Bank** vs King Mary; AR-21-002522; Plaintiff's MDJ Appeal; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L

**Synchrony Bank** vs Keasley Chanelle; AR-21-002523; Plaintiff's MDJ Appeal; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L

**U.S. Bank National Association** vs Cornelius David A.; AR-21-002524; Contract - Credit Card; Exhibits; 16641.27; Atty(s): Santucci Daniel

**Serfass Michele** vs LVNV Funding LLC; AR-21-002525; Other Tort; Exhibits; Atty(s): Ward Joshua P.

**Discover Bank** vs Burks Larae; AR-21-002526; Contract - Credit Card; Exhibits; 8156.90; Atty(s): Santucci Daniel

**Discover Bank** vs Dawson Sr. Edward S.; AR-21-002527; Contract - Credit Card; Exhibits; 6296.04; Atty(s): Santucci Daniel

**Muenzer Clark S.** vs Johnson Christopher W., DeRise Bianca; AR-21-002528; Contract - Other; Complaint; Atty(s): Baldonieri Kenneth M

**Discover Bank** vs Dugina Ryan R.; AR-21-002529; Contract - Credit Card; Exhibits; 11214.38; Atty(s): Santucci Daniel

**Discover Bank** vs Auen Kathryn A.; AR-21-002530; Contract - Credit Card; Exhibits; 6167.79; Atty(s): Santucci Daniel

**Bridgecrest Acceptance Corporation** vs Payne Donna L.; AR-21-002531; Contract - Debt Collection; Complaint; 10966.98; Atty(s): Wolf Christopher Fe

**Bridgcrest Acceptance Corporation** vs Oliver Jenee N.; AR-21-002532; Contract - Debt Collection; Complaint; 13450.05; Atty(s): Wolf Christopher Fe

**Jackson Richard** vs LVNV Funding LLC; AR-21-002533; Other Tort; Complaint; Atty(s): Gomez Emily S.

**Rattigan Richard** vs Patenaude & Felix A.P.C.; AR-21-002534; Other Tort; Complaint; Atty(s): Gomez Emily S.

**Community Bank N.A.** vs Griffith Daniel L.; AR-21-002535; Contract - Debt Collection; Complaint; 2789.43; Atty(s): Sheils Robert Peter

**American Express National Bank** vs Brown Gabriel; AR-21-002536; Contract - Credit Card; Praecepte for Appearance; 4991.16; Atty(s): Felzer Jordan W.

**TD Bank USA NA** vs Gross Damon; AR-21-002537; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 4214.38; Atty(s): Helbing Erik M.

**State Farm Mutual Automobile Insurance Company** vs Davis Keere; AR-21-002538; Motor Vehicle Accident; Complaint; 11170.00; Atty(s): Allen Robert W.

**Crescent Bank and Trust** vs Davis Janae; AR-21-002539; Contract - Debt Collection; Complaint; 17651.00; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs McCray Desaray; AR-21-002540; Contract - Credit Card; Complaint; 1555.33; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Naylor John D.; AR-21-002541; Contract - Credit Card; Complaint; 3581.85; Atty(s): Apothaker David J

**Kumar Prasanna** vs Independent Enterprises Inc.; AR-21-002542; Motor Vehicle Accident; Complaint; Atty(s): Giannetti Anthony J.

**Lewis Christopher R.** vs Ngugi Mary W.; AR-21-002543; Motor Vehicle Accident; Complaint; Atty(s): Halsey Christopher M.

**Goldman Sachs Bank USA** vs Blaine Kelly A; AR-21-002544; Contract - Debt Collection; Exhibits; 12966.17; Atty(s): Santucci Daniel

**American Express National Bank** vs Jenkins Brenda; AR-21-002545; Contract - Credit Card; Exhibits; 10922.44; Atty(s): Lipinski Michael Robert

**Constantini Al, Heuler Wayne** vs Baker Darrell; AR-21-002546; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; Atty(s): Pro Se

**American Express National Bank** vs Comer Franklin; AR-21-002547; Contract - Credit Card; Exhibits; 10233.90; Atty(s): House Kia Nichole

**Montour Heights Country Club** vs McComb Nicole, McComb David B.; AR-21-002548; Contract - Debt Collection; Complaint; 2486.35; Atty(s): Renner S. Todd

**American Express National Bank** vs Casavale Jason; AR-21-002549; Contract - Credit Card; Exhibits; 13618.99; Atty(s): Santucci Daniel

**Economy Welding & Industrial Supply LLC** vs Fabricated Steel Solutions LLC; AR-21-002550; Contract - Other; Sheriff Return; 15233.84; Atty(s): Mahady Patrick H

**Szeffi Darla** vs DeMarco Judith; AR-21-002551; Motor Vehicle Accident; Complaint; Atty(s): Shorr Adam Daniel

**Chojnacki Devin** vs Century III Chevrolet Inc.; AR-21-002552; Contract - Other; Complaint; 34999.99; Atty(s): Roseman Christina Gill

**McDaid Patricia** vs Absolute Resolutions Investments LLC; AR-21-002553; Other Tort; Complaint; Atty(s): Abramowicz Kevin J.

**Turosik Clifford Henry** vs Byrider Sales of Indiana S LLC; AR-21-002554; Contract - Other; Complaint; Atty(s): Abeel Jr. Timothy J.

**Cavalry SPV I LLC** vs Saunders Angelique; AR-21-002556; Contract - Credit Card; Exhibit in Support; 2373.82; Atty(s): Sanginiti Michelle L.

**Daley Gregory T.** vs Hyundai Motor America; AR-21-002557; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Doak Stacy** vs Ford Motor Company; AR-21-002558; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Cavalry SPV I LLC** vs Cronin Margaret Mary; AR-21-002559; Contract - Credit Card; Exhibit in Support; 33338.82; Atty(s): Sanginiti Michelle L.

**Atlantic States Insurance Company, Hall Joshua** vs Penascino Isaac; AR-21-002560; Other Tort; Complaint; 2679.77; Atty(s): Aaron Douglas G.

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, Tuesday, July 6, 2021 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE  
Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriffs Sale; provided, that if the sale is made on TUESDAY, JULY 6, 2021 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, JULY 13, 2021, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JULY 12, 2021 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.  
Amendment of the Code Second Class County New Chapter 485.

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

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

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

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

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

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

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

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

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

Baldwin Borough

3. James E. Didion  
MG-19-000991—\$57,065.33  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family dwelling being known and numbered as 3525 Oakleaf Road, Pittsburgh, PA 15227. Deed Book 11205, Page 560. Block and Lot Number 136-K-147.

Braddock

32. Sahara Temple Improvement Association, Inc.  
GD-20-002949—\$3,457.31  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a commercial building being known as 215 7th Street, Braddock, PA 15104. Deed Book Volume 9377, Page 581. Block & Lot No. 237-H-357.

Bridgeville

22. George H. West, Jr. and Cynthia L. West a/k/a Cynthia L. Gruден a/k/a Cynthia L. Gillespie  
MG-19-000676—\$90,822.15  
Emmanuel J. Argentiери, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one (1) story dwelling being known and numbered as 912 Ella Street, Bridgeville, PA 15017. Deed Book Volume 15550, Page 585. Block and Lot Number 255-R-87.

Carnegie

24. Martin J. Chubarov  
GD-11-025119—\$3,215.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Being thereon vacant land known as 121 Court Street, Carnegie, PA 15106. Deed Book Volume 8360, Page 548. Block & Lot No. 103-G-114.

Cheswick

27. Mary Beth Homer, With Notice to Heirs & Assigns and the United States of America  
GD-19-003637—\$3,315.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a one and one half story stone house known as 623 Hill Avenue, Cheswick, PA 15024. Deed Book Volume 12937, Page 439. Block & Lot No. 530-D-192.

Dormont

25. Daniel X. Amman & Walter Amman, III  
GD-18-011584—\$3,436.89  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story masonry frame house being known as 2807 Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book Volume 13706, Page 117. Block & Lot No. 63-G-290.

Elizabeth Township

7. Fitzpatrick Enterprises, LLC  
GD-20-009893—\$23,977.52  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a restaurant building being known and numbered as 504 Park Ave., Elizabeth, PA 15037. Deed Book 14757, Page 592. Block and Lot Number 1132-L-230.

8. Daniel Burnheimer and Kelly Burnheimer  
GD-18-014183—\$10,157.95  
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 611 High Street, Elizabeth, PA 15037. Deed Book 15031, Page 447. Block and Lot Number 1268-A-344.

PA CLE SEMINARS at  
REASONABLE RATES

Seminar provided by  
Dickie, McCamey & Chilcote, P.C.

Helping Domestic Violence Victims  
Obtain Protection Orders

Presented by Neighborhood Legal Services

Friday, July 16, 2021

9:00 a.m. - 1:30 p.m.

(Registration from 8:30 a.m. - 9:00 a.m.)

Virtually via Distance Learning

CLE Credit (PA only): 1 Ethic, 3 Substantive

Panel:

Sabrina Korbel, Esquire

Supervising Attorney, Women's Center & Shelter  
of Greater Pittsburgh

Beth Keenan, Esquire

Assistant Administrator, PFA Dept., Family Court

Susan J.S. Abramowich, Esquire

Managing Attorney, Family Law, Neighborhood Legal Services

No registration fee for attorneys or paralegals volunteering to take PFA referrals; \$150 for non-volunteers; \$50 for non-volunteers who do not want CLE credit.

For additional information or registration  
contact Julia Marasco at marascoj@nlsa.us.

Events, information, and speakers are subject to change without notice.  
Please refer to www.dnclaw.com to obtain notice of such updates.  
Cancellations or modifications to dates and/or times  
will be posted on this page.



<b>28. Jeffrey E. Able</b> GD-20-004457—\$11,468.40 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story two family dwelling being known and numbered as 1925 Offshore Drive, Buena Vista, PA 15018. Deed Book 13512, Page 250. Block and Lot Number 1569-D-321.
<b>Glassport</b>

<b>45. Terri Waxter, Administratrix of the Estate of Pearl Piergrossi, deceased, and Administratrix of the Estate of Richard Piergrossi, deceased</b> GD-20-012454—\$9,600.26 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two-story frame dwelling being known and numbered as 628 Indiana Avenue, Glassport, PA 15045. Deed Book 4227, Page 501. Block and Lot Number 558-C-185.

<b>Homestead</b>
<b>26. David J. McCrum and Judy L. McCrum</b> GD-20-002683—\$54,665.36 LOGS Legal Group LLP 610-278-6800
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1222 Sylvan Avenue, Homestead, PA 15120. Deed Book Volume 9434, Page 473, Block and Lot 131-E-295.
<b>Kennedy</b>

<b>23. The Unknown Heirs, Executors and/or Administrators of the Estate of Larry Prothch a/k/a Larry S. Prothch</b> GD-20-012909—\$91,749.62 Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling known and numbered as 153 North Vireo Drive, McKees Rocks, PA 15136. DBV 8434, Pg. 576, B/L #110-A-157.
<b>Marshall</b>

<b>41. Jay Kashumbal, Inc.</b> GD-20-009882—\$173,065.49 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a motel being known and numbered as 929 Sheraton Drive, Mars, PA 16046. Deed Book 16898, Page 47. Block and Lot Number 2372-J-7.

<b>Monroeville</b>
<b>19. Marlene Mirich</b> MG-20-000377—\$30,491.80 Emmanuel J. Argentieri, Esq. 856-384-1515
In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 735 Patton Street Ext., Monroeville, PA 15146. Deed Book Volume 14850, Page 546. Block and Lot Number 544-R-16.
<b>North Versailles</b>

<b>17. Patricia L. Dunkle a/k/a Patricia L. Strasser and Ronald J. Strasser, Jr.</b> MG-19-000924—\$206,444.36 Emmanuel J. Argentieri, Esq. 856-384-1515
In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a one-story brick dwelling being known and numbered as 1750 Wallace Avenue, North Versailles, PA 15137. Deed Book Volume 12159, Page 549. Block and Lot Number 645-H-53.

<b>Oakdale</b>
<b>5. Dorea Hill, in Her Capacity as Heir of Virginia C. Allinder, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Virginia C. Allinder, Deceased</b> GD-19-016450—\$66,906.11 Robert Flacco, Esq. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 855-225-6906
In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 60 Vincennes Ave., Oakdale, PA 15071. Deed Book Volume 6299, Page 190. Block and Lot 0492-H-00028-0000-00. Alternate ID: 9844-X-00662-0000-00.

<b>Penn Hills</b>
<b>12. Audrey Pritchard</b> GD-19-003619—\$11,788.29 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 806 Hulton Road, Verona, PA 15147. Deed Book 6667, Page 302. Block and Lot Number 535-P-172.

<b>35. Michael F. Vidunas</b> GD-20-010171—\$206,598.87 J. Michael McCague, Esq. 412-803-3690
In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a warehouse being known and numbered as Sandy Creek Road, Verona, PA 15147, Block and Lot Number 367-A-389.

<b>38. Janet Dunworth</b> MG-19-000784—\$36,810.04 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 5628 Front Street, Verona, PA 15147. Deed Book Volume 10948, Page 142. Block and Lot Number 0366-S-00294-0000-00.

<b>40. Keisha M. Pendleton</b> MG-20-000109—\$101,369.43 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 26 Seminole Court, Pittsburgh, PA 15235. Document Number 2012-23718, Deed Book Volume 15004, Page 5. Block and Lot Number 448-S-295.

<b>49. Jane Ferrero, as Believed Heir or Administrator of the Estate of Patricia Stratemeister a/k/a Patricia J. Stratemeister; George Stratemeister, as Believed Heir or Administrator of the Estate of Patricia Stratemeister a/k/a Patricia J. Stratemeister; Michael Stratemeister, as Believed Heir or Administrator of the Estate of Patricia Stratemeister a/k/a Patricia J. Stratemeister; Unknown Heirs and Administrators of the Estate of Patricia Stratemeister a/k/a Patricia J. Stratemeister</b> GD-20-000716—\$58,991.71 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 108 Bellevue Drive, Pittsburgh, PA 15235. Deed Book Volume 10355, Page 551. Block and Lot Number 0739-J-00364-000-00.

<b>Pleasant Hills</b>
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<b>18. Logan David Vance, as Surviving Heir of Annetta Marie Vance a/k/a Annetta Marie Barkman, Deceased and Unknown Surviving Heirs of Annetta Marie Vance a/k/a Annetta Marie Barkman, Deceased</b> MG-19-001113—\$146,359.98 Emmanuel J. Argentieri, Esq. 856-384-1515
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In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a one (1) story dwelling being known and numbered as 112 Temona Drive, Pittsburgh, PA 15236. Deed Book Volume 8903, Page 63. Block and Lot Number 388-N-150.
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<b>Port Vue</b>
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<b>15. James A. Frum, as known heir of Denise L. Frum, Deceased and all unknown heirs of Denise L. Frum, Deceased</b> GD-17-009249—\$21,846.34 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Being all that vacant land known and numbered as 1016 Woodland Ave., McKeesport, PA 15133. Deed Book 11267, Page 601. Block and Lot Number 466-A-325.

<b>29. Christopher Graham and Cynthia Graham</b> GD-19-007477—\$15,145.38 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 512 Edmundson Avenue, McKeesport, PA 15133. Deed Book 10684, Page 203. Block and Lot Number 383-G-8.

<b>30. Max-Michael Schlessinger</b> GD-20-009996—\$26,330.93 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a commercial building and storage units being known and numbered as 1901 Liberty Way, McKeesport, PA 15133. Deed Book 13490, Page 149. Block and Lot Number 465-8-152.

<b>Shaler</b>
<b>16. Matthew Radmanich, Cathy Radmanich and Donna Radmanich, Known Heirs of the Estate of Matthew R. Radmanich, Deceased, and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Matthew R. Radmanich, Deceased</b> GD-17-013882—\$57,546.42 John T. Vogel, Esq. Tucker Arensberg, P.C. 412-594-3943
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler:

Having erected thereon a residential dwelling known and numbered as 1024 Middle Road, Glenshaw, Pennsylvania 15116-2714, Deed Book Volume 3993, Page 580, Block and Lot 285-C-35.

<b>33. Carol S. Bagaley &amp; Darren Bagaley</b> GD-20-011027—\$9,957.88 Joseph W. Gramc, Esq. 412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Parcel #1: Having erected thereon a three story commercial building being known as 1003 Mount Royal Boulevard, Pittsburgh, PA 15223. Deed Book Volume 16982, Page 572. Block & Lot No. 284-F-212.

Parcel #2: Having erected thereon a three story commercial building being known as 1007 Mount Royal Boulevard, Pittsburgh, PA 15223. Deed Book Volume 16982, Page 572. Block & Lot No. 284-F-215.

<b>Springdale Township</b>
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<b>2. Siobhan Kennedy and Mark Jacobs, deceased</b> MG-20-000421—\$54,129.80 Patrick J. Wesner, Esq. 856-810-5815
In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Springdale: Having currently erected thereon a single family dwelling being known as 1064 Yutes Run Road, Harwick, PA 15144. Deed Book 12177, Page 577. Block and Lot 0728-R-00137-0000-00.

<b>Stowe</b>
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<b>21. Tammy Rosfeld</b> GD-21-002187—\$24,317.65 Bradley J. Osborne, Esq. Hladik, Onorato and Federman, LLP 215-855-9521
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a single family, residential row home being known and numbered as 819 10th Street, McKees Rocks, PA 15136. Deed Book Volume 10132, Page 160. Block and Lot Number 73-K-288.

<b>Swissvale</b>
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<b>34. Glassport Hotspot LLC</b> GD-17-013933—\$55,783.14 Joseph W. Gramc, Esq. 412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a commercial retail building being known as 1906 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 16165, Page 275. Block & Lot No. 178-C-147-0001.

<b>Tarentum</b>
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<b>20. Holly Lemmon, Surviving Heir to the Estate of Roger P. Gibson, Deceased, Michael J. Gibson, Surviving Heir to the Estate of Roger P. Gibson, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Roger P. Gibson, Deceased</b> MG-20-000256—\$22,116.78 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a single family residential dwelling being known and numbered as 622 Roup Street, Tarentum, PA 15084. Deed Book Volume 10716, Page 262. Block and Lot Number 1223-D-46.

<b>Wilkinsburg</b>

<b>6. Debra A. McMeekin, as heir of Dolores M. Arendt, deceased; Dominique D. Demus, as heir of Dolores M. Arendt, deceased; and Any and all unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, and any and all other parties claiming an interest by, through, under or against the Estate of Dolores M. Arendt</b> GD-18-012401—\$258,920.30 Patrick J. Wesner, Esq. 856-810-5815
In the Commonwealth of Pennsylvania, County of Allegheny, and in the First Ward, Wilkinsburg Borough: Having currently erected thereon a single family thereon a dwelling being known as 2050 Beech Street, Pittsburgh, PA 15221. Deed Book 7823 Page 162 Block and Lot 0297-K-00142-0000-00.
<b>9. Gretchen Bryant</b> GD-20-003540—\$11,751.63 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1209 Bessica Street, Pittsburgh, PA 15221 a/k/a 1209 And 1209 ½ Bessica Street, Pittsburgh, PA 15221. Deed Book 13036, Page 290. Block and Lot Number 232-L-390.

<b>10. Golden Pinnacle, LLC</b> GD-20-010475—\$9,770.71 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 1400 Clark Street, Pittsburgh, PA 15221. Deed Book 13333, Page 111. Block and Lot Number 232-R-228.

<b>11. William H. Bowyer</b> GD-20-002551—\$11,840.18 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story brick dwelling being known and numbered as 1101 Jane Street, Pittsburgh, PA 15221. Deed Book 5136, Page 669. Block and Lot Number 233-J-190.

<b>13. GE-OPT Enterprises, Inc.</b> GD-20-004454—\$13,624.11 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-story row end dwelling being known and numbered as 1020 North Ave., Pittsburgh, PA 15221. Deed Book 11938, Page 589. Block and Lot Number 233-B-30.

<b>14. Casey C. Oliver, With Notice to Heirs and Assigns</b> GD-17-002478—\$48,219.38 Jennifer L. Cerce, Esq. 412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a three family dwelling being known and numbered as 419 South Ave., Pittsburgh, PA 15221. Deed Book 11318, Page 278. Block and Lot Number 175-R-84.

<b>37. Sean R. Farr as Heir to Roslyn Renee Farr a/k/a Roslyn R. Farr, deceased Unknown Heirs, Personal Representatives and Devises of the Estate of Roslyn Renee Farr a/k/a Roslyn R. Farr, deceased</b> MG-19-001224—\$68,133.27 Emmanuel J. Argentieri, Esq. 856-384-1515
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In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilksburg: Having erected thereon a one (1) story brick veneer dwelling being known and numbered as 1302 Clark Street, Pittsburgh, PA 15221. Deed Book Volume 15697, Page 139. Block and Lot Number 233-C-1.
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<b>Wilmerding</b>
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<b>4. Sean Kerrigan</b> GD-20-003007—\$41,019.19 Robert Flacco, Esq. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 855-225-6906
In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 464 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 13289, Page 408. Block and Lot 0545-P-00081-0000-00.

<b>39. Heather Wise a/k/a Heather R. Wise</b> MG-19-000944—\$31,072.73 Manley Deas Kochalski LLC 614-220-5611
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In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 664 Middle Avenue, Wilmerding, PA 15148. Document Number 2005-10627, Deed Book Volume 12404, Page 200. Block and Lot Number 0545-J-00075-0000-00.
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<b>Pittsburgh—2nd Ward</b>
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<b>36. Victoria T. Coon</b> GD-12-004785—\$330,340.46 William C. Price, Esq. 412-394-7711
In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 633 Smithfield Street, Pittsburgh, PA 15222, Deed Book Volume 8313, Pages 267, Block and Lot Number 2-A-47.

<b>Pittsburgh—4th Ward</b>
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<b>44. Nickolas P. Solic and Ann Solic</b> MG-11-000148—\$94,953.10 Patrick J. Wesner, Esq. 856-810-5815
In the Commonwealth of Pennsylvania, County of Allegheny, and Fourth Ward of the City of Pittsburgh: Having currently erected thereon a single family thereon a dwelling being known as 3421 Parkview Avenue, Pittsburgh, PA 15213. Deed Book 11978, Page 147. Block and Lot 0028-S-00100-0000-00.

<b>46. Meyrans 3, Inc.</b> GD-19-000074—\$135,687.83 Nicholas A. Didomenico, Esq. Metz Lewis Brodman Must O'Keefe LLC 412-918-1100
In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward of the City of Pittsburgh: Having erected thereon a commercial property known and numbered as 226 Meyran Avenue, Pittsburgh, Pennsylvania 15213. Deed Book Volume 16200, Page 146, Block and Lot Number 28-G-95.

<b>Pittsburgh—5th Ward</b>
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<b>31. Makeba Branson</b> GD-06-022222—\$5,041.76 Joseph W. Gramc, Esq. 412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 5: Having erected thereon a two story brick residential rowhouse being known as 2904 White Street, Pittsburgh, PA 15219. Deed Book Volume 13227, Page 133, Block & Lot 25-S-173-A.

<b>Pittsburgh—8th Ward</b>
<b>42. Albanese Properties, LLC</b> GD-20-008482—\$962,371.49 Andrew G. Dittoe, Esq. McCrath McCall, P.C. 412-281-4333
In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the City of Pittsburgh: Having erected thereon a commercial building known as 4824 Liberty Avenue, Pittsburgh, PA 15224. Deed Book Volume 13523, Page 406, Block and Lot Number 51-E-354.
<b>Pittsburgh—19th Ward</b>

<b>50. Jeffrey T. Palmer a/k/a Jeffrey Palmer</b> GD-21-001298—\$25,691.51 Manley Deas Kochalski LLC 614-220-5611
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In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1314 Wareman Avenue, Pittsburgh, PA 15226. Deed Book Volume 10859, Page 546. Block and Lot Number 0096-E-00140-0000-00.
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<b>Pittsburgh—20th Ward</b>
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<b>1. George Williams</b> MG-18-001045—\$61,332.35 The Lynch Law Group, LLC 724-776-8000
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In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of City of Pittsburgh: Having thereon erected a two family residential dwelling being known and numbered as 1310 Jeffers Street, Pittsburgh, PA 15204. Deed Book Volume 15229, Page 432. Block and Lot Number 42-N-333.
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<b>Pittsburgh—26th Ward</b>
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<b>48. Linda D. Watt</b> MG-21-000007—\$41,583.95 Jillian Nolan Snider, Esq. 412-513-4300
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All The Right, Title, Interest and Claim of Linda D. Watt of, in and to: All that certain lot or piece of ground situate in the 26th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania.

Having erected thereon a dwelling known and numbered as 96 Watson Boulevard, Pittsburgh, PA 15214. Deed Book Volume 8176, Page 566, Block/Lot No. 77-B-213.

<b>Pittsburgh—29th Ward</b>
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<b>51. Jennifer Chambliss, as believed Heir and/or Administrator to the Estate of Lily E. Maskew a/k/a Lily Maskew; James Maskew, as believed Heir and/or Administrator to the Estate of Lily E. Maskew a/k/a Lily Maskew; Unknown Heirs and/or Administrators of the Estate of Lily E. Maskew a/k/a Lily Maskew</b> GD-19-003867—\$48,972.23 Manley Deas Kochalski LLC 614-220-5611
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In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 1327 Triana Street, Pittsburgh, PA 15210. Document Number 2005-1944, Deed Book Volume 12326, Page 64. Block and Lot Number 0032-N-00266-0000-00.
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**AMENDED NOTICE**

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.  
William P. Mullen, Sheriff  
Jun 10, 2021  
Jun 11, 18, 25, 2021



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

#### Estate Notice

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

Broome, Susan A. a/k/a Susan Amelia Broome, deceased, of Plum, PA. No. 04464 of 2021. William H. Broome, Extr., 1222 Taylorsville-Macedonia Rd., Taylorsville, GA 30178 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
21-02406 Jun 25; Jul 2, 9, 2021

Byers, Leona F., deceased, of Turtle Creek, PA. No. 04119 of 2021. Bonnie F. Easha, Extrx., 706 Lincoln Ave., Monroeville, PA 15146 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.  
21-02413 Jun 25; Jul 2, 9, 2021

Campbell, Priscilla M. a/k/a Pricella M. Campbell, deceased, of Pittsburgh, PA. No. 01942 of 2017. David E. White, Extr., 417 Meadow View Drive, McKees Rocks, PA 15136 or to Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.  
21-00980w Jun 25; Jul 2, 9, 2021

Clevenger, Shirley A., deceased, of South Fayette, PA. No. 04477 of 2021. Colleen Vollmer, Extrx., 403 Kingsbrook Drive, McDonald, PA 15057 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.  
21-02404 Jun 25; Jul 2, 9, 2021

Colgan, Kathryn M., deceased, of Pittsburgh, PA. No. 5831 of 2020. Bharti Tank Smith, Extrx., 13404 Crystal Rock Court, Chantilly, VA 20151 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
21-00977w Jun 25; Jul 2, 9, 2021

Cornell, Thomas J. a/k/a T. J. Cornell, deceased, of Crafton, PA. No. 02298 of 2021. Kimberly L. Pritchett, Admrx., 3402 Saginaw Avenue, The Villages, FL 32163 or to John Eric Bumbaugh, Esq., Bumbaugh & Nicola, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.  
21-02417 Jun 25; Jul 2, 9, 2021

Dalesandro, Ann Patricia, deceased, of Pittsburgh, PA. No. 04703 of 2021. Gregory Dallas, Extr., 101 E. Manilla Ave., Pittsburgh PA 15220.  
21-00981w Jun 25; Jul 2, 9, 2021

Eide, Gregory E., deceased, of Pittsburgh, PA. No. 04539 of 2021. Kenneth A. Kropf, Admr. c.t.a., 27 Bascom Avenue, Pittsburgh, PA 15214 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.  
21-02415 Jun 25; Jul 2, 9, 2021

Gould, Paul R., deceased, of Wilkins Township, PA. No. 04534 of 2021. Donna J. Gould, Extrx., 223 Kingston Drive, Pittsburgh, PA 15235 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.  
21-02407 Jun 25; Jul 2, 9, 2021

Greppi, Gloria A., deceased, of Pittsburgh, PA. No. 04435 of 2021. Kathleen Bishop, Co-Extr. and Norma J. Todorowski, Co-Extr., 3501 W. Stag Drive, Gibsonia, PA 15044 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.  
21-02411 Jun 25; Jul 2, 9, 2021

Hauth, Charles R. a/k/a Charles Robert Hauth, deceased, of Pittsburgh, PA. No. 03871 of 2021. C. Drew Hauth, Extr., 2520 Boyce Plaza Road, Apt. 308, Pittsburgh, PA 15241 or to Chris A. George, Esq., 12570 Perry Highway, Suite 100, Wexford, PA 15090.  
21-02418 Jun 25; Jul 2, 9, 2021

Horst, Charles E., deceased, of Moon Township, PA. No. 04621 of 2021. Marcy L. Andrews, Extrx., 240 Larue Drive, Coraopolis, PA 15108 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.  
21-02412 Jun 25; Jul 2, 9, 2021

Hughes, Richard Charles a/k/a Richard C. Hughes, deceased, of Pittsburgh, PA. No. 04531 of 2021. William F. Dannhardt, Admr. and Atty., 85B Universal Rd., Pittsburgh, PA 15235.  
21-02400 Jun 25; Jul 2, 9, 2021

Hunter, Roberta A., deceased, of Oakdale, PA. No. 04484 of 2021. Roberta Williams, Extrx., 109 Gormley Avenue, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.  
21-02403 Jun 25; Jul 2, 9, 2021

Kapp, Sally Ann, deceased, of Kennedy Township, PA. No. 04687 of 2021. Lynn M. Skurka, Extrx., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Road, Natrona Heights, PA 15065.  
21-00984w Jun 25; Jul 2, 9, 2021

Katko, Madeline M., deceased, of McKeesport, PA. No. 04483 of 2021. Gary T. Katko, Extr., 740 Pettigrew Road, North Huntingdon, PA 15642 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.  
21-02405 Jun 25; Jul 2, 9, 2021

Kriever, Bertha M., deceased, of Sewickley Hills Borough, PA. No. 04509 of 2021. Deborah A. Rettig, Extrx., 421 Fisher Road, Cabot, PA 16023 or to Joseph R. West, Esq., West & Zuberbuhler, P.C., 2605 Nicholson Road, Suite 3200, Sewickley, PA 15143.  
21-02424 Jun 25; Jul 2, 9, 2021

Lindenberger, Patrick L., deceased, of Monroeville, PA. No. 02963 of 2021. Mary F. Pastor, Admrx., 1207 LaPaloma Glen, Escondido, CA 92026 or to Nicolas J. Sasso, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, Ste. 2200, 444 Liberty Avenue, Pittsburgh, PA 15222.  
21-02421 Jun 25; Jul 2, 9, 2021

Litman, Michael A., deceased, of Knoxville, PA. No. 04372 of 2021. Katherine J. Cohen, Extrx., 2161 Gulf of Mexico Drive, Unit 6, Longboat Key, FL 34228 or to Robert G. Stash, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
21-02422 Jun 25; Jul 2, 9, 2021

Montgomery, Kathleen R., deceased, of Richland Twp., PA. No. 4552 of 2021. Jane M. Tibbott, Extrx., 5011 Washington Lane, Sewickley, PA 15143 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.  
21-02402 Jun 25; Jul 2, 9, 2021

O'Leary, William P., deceased, of Plum Borough, PA. No. 04414 of 2021. Trent O'Leary, Admr., 2289 Chapparral Drive, Plum, PA 15239 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.  
21-02410 Jun 25; Jul 2, 9, 2021

Pearson, Mary Jane, deceased, of McCandless Twp., PA. No. 04595 of 2021. Diane Pearson, Extrx., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.  
21-02419 Jun 25; Jul 2, 9, 2021

Peterkin, Paula M., deceased, of Pittsburgh, PA. No. 01296 of 2021. Lori Bahorich, Extrx., 3013 Woodview Drive, Allison Park, PA 15101 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.  
21-02408 Jun 25; Jul 2, 9, 2021

Pilin, Diana a/k/a Diana M. Pilin, deceased, of Pittsburgh, PA. No. 04519 of 2021. Sharon McNeal, Admrx. c.t.a., 3503 Rodney Street, Pittsburgh, PA 15212 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
21-02420 Jun 25; Jul 2, 9, 2021

Plantz, Charles A., deceased, of West Mifflin, PA. No. 04548 of 2021. Albert R. Plantz, Admr., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143.  
21-02414 Jun 25; Jul 2, 9, 2021

Porter, Delores L., deceased, of Pittsburgh, PA. No. 04602 of 2021. Beverly D. Gilkeson Hudyma, Extrx., 38-1/2 Wasson Place, Pittsburgh, PA 15216 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.  
21-00982w Jun 25; Jul 2, 9, 2021

Powell, T. Joyce, deceased, of Wexford, PA. No. 04444 of 2021. William Powell, Admr. c.t.a., 3703 Bakerstown Road, P.O. Box 138, Bakerstown, PA 15007 or to Travis J. Dunn, Esq., Bootay, Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.  
21-00978w Jun 25; Jul 2, 9, 2021

Resteri, Ronald a/k/a Ronald Resteri, Sr., deceased, of Pittsburgh, PA. No. 04530 of 2021. Ronald Resteri, Jr., Admr. c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.  
21-02401 Jun 25; Jul 2, 9, 2021

Sambol, Abe, deceased, of Edgewood Township, PA. No. 02563 of 2021. Ronald J. Charapp, Extr., c/o Timothy B. Sechler, Esq., Sechler Law Firm, LLC, 183 Scharberry Lane, Mars, PA 16046.  
21-02425 Jun 25; Jul 2, 9, 2021

Schreiber, Barbara B. a/k/a Barbara Sydney Berkowitz Schreiber, deceased, of Pittsburgh, PA. No. 01900 of 2021. Lorynne Schreiber, Co-Extr. and Deena Nacion, Co-Extr., c/o Foster S. Goldman, Jr., Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
21-02409 Jun 25; Jul 2, 9, 2021

Tatka, Christine Elaine a/k/a Christine E. Tatka, deceased, of Pittsburgh, PA. No. 4502 of 2021. Tracy R. Petrovich, Extrx., 5136 McAnulty Road, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
21-00975w Jun 25; Jul 2, 9, 2021

Andreoll, Rosa M. a/k/a Rosa Andreoll a/k/a Rose Andreoll, deceased, of Pittsburgh, PA. No. 04347 of 2021. Margherita A. Aaron, Extrx., 317 Southvue Drive, Pittsburgh, PA 15236 or to Gregory C. Moore, Esq., Moore Becker Smarto & Ciszek, P.C., 121 West Second St., Greensburg, PA 15601.  
21-02330 Jun 18, 25; Jul 2, 2021

Bacho, Vincent, deceased, of Gibsonia, PA. No. 04022 of 2021. Vincent J. Bacho, Extr., 4073 Four Wheel Drive, Gibsonia, PA 15044 or to Robert W. Koehler, Esq., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.  
21-02332 Jun 18, 25; Jul 2, 2021

Calhoun, Lois M., deceased, of Plum Borough, PA. No. 4294 of 2021. Cynthia A. Zannit, Extrx., 100 Timothy Drive, Apt. F, Pittsburgh, PA 15239 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.  
21-02329 Jun 18, 25; Jul 2, 2021

Chichilla, Geraldine S., deceased, of Harmar Township, PA. No. 03760 of 2021. Rosalie P. Wisotzki, Extr. and Atty., 310 Grant Street, Suite 1109, Pittsburgh, PA 15219.  
21-02320 Jun 18, 25; Jul 2, 2021

Cruz, Jr., Angel De Guzman, deceased, of Pittsburgh, PA. No. 04331 of 2021. Doris Mendoza Cruz, Admrx., 511 North Taylor Avenue, Apartment A, Pittsburgh, PA 15212 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.  
21-00924w Jun 18, 25; Jul 2, 2021

DelRosso, Lawrence R., deceased, of Carnegie, PA - Pennsylvania. No. 04268 of 2021. Alan A. DelRosso, Co-Extr., 901 Copewood Drive, Bethel Park, PA 15102 and Lawrence D. DelRosso, Co-Extr., 4910 Oakridge Drive, Pittsburgh, PA 15227.  
21-00927w Jun 18, 25; Jul 2, 2021

Duke, Amelia a/k/a Amelia Dutkiewicz, deceased, of Pittsburgh, PA. No. 04267 of 2021. Richard R. Dutkiewicz, Admr., 1203 Irene Lane, Pittsburgh, PA 15236 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.  
21-02322 Jun 18, 25; Jul 2, 2021

Fister, Carol Z., deceased, of Mt. Lebanon, PA. No. 00505 of 2021. Kim McGuire, Extrx., 3111 Westwind Dr., Allison Park, PA 15101.  
21-02326 Jun 18, 25; Jul 2, 2021

Fritz, Jr., Robert J., deceased, of Gibsonia, PA. No. 4014 of 2021. PNC Bank, N.A., Extr., c/o Alfred G. Yates, Jr., Esq., 1575 McFarland Road, Suite 305, Pittsburgh, PA 15216.  
21-02331 Jun 18, 25; Jul 2, 2021

Gable, Bernadette B., deceased, of Pittsburgh, PA. No. 2304 of 2021. Michael Brandenstein, Extr., 24997 Acorn Trail, Novi, MI 48374 or to Carl Hudson Shelly, Esq., 1807 Jancey St., 1st Fl., Pittsburgh, PA 15206.  
21-00932w Jun 18, 25; Jul 2, 2021

Henry, Robert H., deceased, of Carnegie, PA. No. 04541 of 2021. Robert L. Henry, Extr., 178 McMichael Road, Carnegie, PA 15106 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
21-00930w Jun 18, 25; Jul 2, 2021

Jones, Marjorie A., deceased, of Coraopolis, PA. No. 04332 of 2021. Karen Ann Roach, Co-Extr., P.O. Box 164, Oakdale, PA 15071 and Barbara J. Langman, Co-Extr., 107 Commodore Drive, McDonald, PA 15057 or to Donald P. Graham, Esq., Dillon McCandless King Coulter & Graham, L.L.P., 600 Cranberry Woods Dr., Ste. 175, Cranberry Township, PA 16066.  
21-00926w Jun 18, 25; Jul 2, 2021

Larkin, Clement J. a/k/a Clement Joseph Larkin, deceased, of Fox Chapel, PA. No. 03075 of 2021. Claire Larkin, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.  
21-02328 Jun 18, 25; Jul 2, 2021

Molcan, Robert J., deceased, of Ross Township, PA. No. 05728 of 2020. Brian C. Molcan, Extr., 2307 California Drive, Allison Park, PA 15101 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.  
21-02321 Jun 18, 25; Jul 2, 2021

Pratt, Esther, deceased, of McKeesport, PA. No. 04305 of 2021. John E. Nickoloff, Extr., 1660 Queens Drive, South Park, PA 15129 or to Daniel L. Goodyear, Esq., Sciuollo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
21-02319 Jun 18, 25; Jul 2, 2021

Rutherford, Louise a/k/a Louise Ann Rutherford, deceased, of Monroeville, PA. No. 02321 of 2021. Jennifer Steiner, Extrx., 1749 Breton Road, SE, Grand Rapids, MI 49506 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.  
21-02327 Jun 18, 25; Jul 2, 2021

Surma, Victor J., deceased, of Bridgeville, PA. No. 04378 of 2021. Kathy A. Surma, Extrx., 701 Marigold Court, Bridgeville, PA 15017 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
21-02323 Jun 18, 25; Jul 2, 2021

Weinel, Jr., David Earl a/k/a David J. Weinell, a/k/a David E. Weinell a/k/a Dave Weinell, deceased, of Pine Township, PA. No. 4209 of 2021. Linda L. Weinell, Extrx., c/o George A. Miller, Esq., Markovitz & Germinaro, 1001 East Entry Drive, Ste. 200, Pittsburgh, PA 15216.  
21-00931w Jun 18, 25; Jul 2, 2021

Barkovich, Patricia Ann, deceased, of Pittsburgh, PA. No. 203 of 2021. Kathleen Snyder, Extrx., c/o Shirley Novak, Esq., 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.  
21-02277 Jun 11, 18, 25, 2021

Elko, Kathleen A., deceased, of Verona, PA. No. 03942 of 2021. Patricia A. Scheuring, Extrx., 28B Bean Road, Sterling, MA 01564 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.  
21-02274 Jun 11, 18, 25, 2021

Jones, Lillie B., deceased, of Pittsburgh, PA. No. 04336 of 2021. Diana G. Walker, Admr., 345 Cedarhurst, Pittsburgh, PA 15210 or to Beth Tarasi, Esq., Tarasi & Tarasi P.C., 510 3rd Avenue, Pittsburgh, PA 15219.  
21-00881w Jun 11, 18, 25, 2021

Kubicko, Robert E., deceased, of Moon, PA. No. 4207 of 2021. Geraldine V. Kubicko, Extr., c/o Nathan L. Bible, Esq., NBMS Law, P.C., 650 Corporation Street, Suite 304, Beaver, PA 15009.  
21-02275 Jun 11, 18, 25, 2021

Maguire, Della a/k/a Della M. Maguire, deceased, of Pittsburgh, PA. No. 04201 of 2021. Frank J. Maguire, Jr., Co-Extr., 10512 Earlham Street, Fairfax, VA 22032 and Dennis D. Maguire, Co-Extr., 101 Aberyl Drive, Pittsburgh, PA 15237 or to Kevin J. O'Hare, Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C., 11 Stanwix St., Ste. 1024, Pittsburgh, PA 15222.  
21-02276 Jun 11, 18, 25, 2021

Miele, Pamela D., deceased, of Pittsburgh, PA. No. 03352 of 2021. Lisa Miele Kennedy, Extrx., 124 Timber Road, Mount Gretna, PA 17064 or to Edward C. Wachter, Jr., Esq., McCann, Garland, Ridall & Burke, 11 Stanwix St., Suite 1030, Pittsburgh, PA 15222.  
21-02280 Jun 11, 18, 25, 2021

Nycz, Gertrude G. a/k/a Gertrude Nycz, deceased, of Cheswick, PA. No. 4127 of 2021. Laurie Page, Extrx., 1168 Polaris Circle, Pittsburgh, PA 15241 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076.  
21-02279 Jun 11, 18, 25, 2021

O'Donnell, Mary C., deceased, of Pittsburgh, PA. No. 03396 of 2021. Edward C. Spontak, Extr. and Atty., Jones Gregg Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.  
21-00883w Jun 11, 18, 25, 2021

Pastirak, Darryl L., deceased, of Monroeville, PA. No. 4240 of 2021. Janice Pastirak, Admr., c/o John C. Fullen, Esq., 4495 Old William Penn Hwy., Murrysville, PA 15668.  
21-02278 Jun 11, 18, 25, 2021

#### Articles of Incorporation Nonprofit Corporation

Tracey L. Maier, Esq., Williams Coulson, 420 Ft. Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 10, 2021, with respect to a nonprofit corporation, Wheelhouse Family Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.  
21-00983w Jun 25, 2021

#### Articles of Incorporation Professional Corporation

Jessica A. Ellel, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is MB Integrative Mental Health, PC.  
21-02430 Jun 25, 2021

#### Trust Administration Notice

At the time of death, the decedent maintained a revocable living trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent's Trust make known the same in writing to the Trustee or its attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Frances N. Brumback, deceased, November 16, 2020, of Monroeville, Allegheny County, Pennsylvania, Grantor of the Oscar B. Brumback and Frances N. Brumback Revocable Living Trust, Lisa M. Dougan, Esq. and Aligned Partners Trust Company, Trustee, c/o Stefanie L. Pate, Esq., Leech Tishman Fuscaldolo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.  
21-02416 Jun 25; Jul 2, 9, 2021

#### Trust Notice

Gloria G. Gugliotta Trust. On May 28, 2021, Gloria G. Gugliotta, Settlor of the Gloria G. Gugliotta Trust died. The Trustee, pursuant to 20 Pa. C.S. §7755(c) requests all persons having claims or demands against the Trust of the Decedent to make known the same and all persons indebted to Decedent to make payment without delay to Gloria Avolio, Successor Trustee, 611 Whispering Pines Drive, Gibsonia, PA 15044, or to Claire Saenz, Esq., 1000 Brooktree Rd., Suite 209, Wexford, PA 15090.  
21-02423 Jun 25; Jul 2, 9, 2021

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-19-011313. Notice is hereby given to all unknown heirs of Mark James II Trust, and all other parties of interest, that the tax sale scheduled for June 7, 2021 has been continued to July 6, 2021 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 302 Onyx Avenue, Pittsburgh, Allegheny County, Pennsylvania 15210, known as lot/block 33-L-231. This notice acts as service of the Rule 3129.3 pursuant to the September 25, 2019 Order of Court.  
21-02431 Jun 25, 2021

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-21-001012. Notice is hereby given to all unknown heirs of Kenneth T. Hughes and Elizabeth M. Hughes, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 220 5th Street, Dravosburg, Allegheny County, Pennsylvania 15034, known as lot/block 309-K-196. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the March 29, 2021 Order of Court.  
21-02441 Jun 25, 2021

#### UCC Public Sale Notice

Related to Assets of dck California Construction, Inc., dck/FWF, LLC, dck Building Solutions Jamaica Limited, dck International, LLC, dck Worldwide Holdings Inc. and dck Antigua Limited

Please take notice that Capstone Capital Group, LLC (“Capstone Capital”), Capstone Credit, LLC (“Capstone Credit”) and Capstone Business Funding, LLC (“Capstone Business” and together with Capstone Capital and Capstone Credit, collectively, “Capstone”), each as a secured party, offers for sale at a public auction, pursuant to Section 9-610 of the Uniform Commercial Code of the State of New York, certain of the tangible and intangible assets of the applicable Obligors (as defined below) pledged to it, including, without limitation, equity interests in other entities owned by the Obligors, machinery and equipment, vehicles, contract rights, accounts receivable, inventory and supplies, intellectual property and trade names, general intangibles, bank accounts and proceeds of the foregoing (collectively, the “Collateral”). The Obligors and/or certain of their respective subsidiaries and affiliates are generally in the construction business in the United States or the Caribbean. The virtual public auction will be held on July 5, 2021 at 11 a.m. Eastern Time and will be held via Zoom. Information on how to participate in the virtual auction is available upon request from the undersigned counsel.

Under certain financial and security interests, Capstone holds claims against and security interests in the assets of each of dck California Construction, Inc., a California corporation (“California”), dck/FWF, LLC, a Delaware limited liability company (“FWF”), dck Building Solutions Jamaica Limited, a Jamaica corporation (“Jamaica”), dck Worldwide Holdings Inc., a Delaware corporation (“Worldwide”) and dck Antigua Limited, a corporation organized under the laws of Antigua and Barbuda, having an address at 6 Six PPG Place, Suite 700, Pittsburgh, Pennsylvania 15222 (“Antigua”, together with Jamaica and Worldwide, the “Primary DCK Companies”), as debtors and dck International, LLC, a Delaware limited liability company (“International” and together with FWF, California and the Primary DCK Companies, collectively the “Obligors”), as a pledgor and a debtor.

The Collateral is being offered by Capstone as two separate lots, (A) the first lot comprised of (i) the stock of Antigua pledged by International to Capstone to secure certain obligations of International to Capstone, (ii) all tangible property of each of the Primary DCK Companies, (iii) all receivables of each of the Primary DCK Companies, (iv) the trade names, trademarks and other intellectual property of each of the Primary DCK Companies and related goodwill and (v) all other intangible assets of each of the Primary DCK Companies and (B) the second lot comprised of (i) all rights held by FWF in connection with the mechanic’s and materialman’s lien related to DCK/FWF, LLC, vs. TRG IMP LLC, a Delaware limited liability company and QUEEN EMMA LAND COMPANY et. al. - M. L. No. 17-1-0037 (VLC), and all proceeds of the foregoing, (ii) all rights held by International in connection with BELMOND ANGUILLA OWNER, LLC, - Claimant versus Counterclaim Respondent, DCK INTERNATIONAL, LLC, Case No.: 01-19-0004-6143 with American Arbitration Association, and all proceeds of the foregoing and (iii) all rights held by California in connection with (a) the Transition Agreement dated as of May 1, 2020, (b) proceeds related to the Agreement between Silver Rose Property Owner LP and Silver Rose Residential Owner LP and dck California Construction, Inc. resulting from the owner and contractor construction contract dated as of February 24, 2017 for the Four Seasons Napa Valley project (the “Project”) and (c) claims related to Cove Subcontractor Default Insurance Policy, Certificate Number CC1600029 (the “SDI Policy”) for, costs and expenses incurred to pay for losses incurred by the applicable contractor due to the default and termination of subcontractors on the Project subject to SDI Policy terms and conditions, and all proceeds of the foregoing.

The sale will be on an “as-is, where-is” basis, with no express or implied warranties, representations, statements or conditions of any kind made by Capstone or any person acting for or on behalf of Capstone with respect to the Collateral, the financial condition of the Obligors or otherwise and without any recourse whatsoever to Capstone or any other person acting for or on behalf of Capstone. Capstone reserves the right to exclude certain Collateral at the sale or designate additional or modified bidding lots. Capstone reserves the right to credit bid, set a minimum reserve price, reject any or all bids (including without limitation any bid that it deems to have been made by a bidder that is unable to satisfy the requirements imposed by them upon prospective bidders in connection with the sale or to whom in their sole judgment a sale may not lawfully be made), purchase the Collateral and to credit the purchase price therefrom against the respective obligations owing to Capstone and



any costs of the sale, and terminate or adjourn the sale to another time, at the sale or at any other time without further notice. Capstone further reserves the right to restrict prospective bidders to those who will represent that they are purchasing the equity interests constituting Collateral for their own account for investment not with a view to the distribution or resale of such equity interests, to verify that any certificate for the equity interests to be sold bears a legend substantially to the effect that such interests have not been registered under the Securities Act of 1933, as amended (the “Securities Act”), and may not be disposed of in violation of the provisions of the Securities Act and to impose such other limitations or conditions in connection with the sale of equity interests constituting Collateral as they deem advisable in order to comply with the Securities Act or any other applicable law.

All bids (other than credit bids of Capstone) must be for cash, and the successful bidder must be prepared to deliver immediately available good funds within three (3) business days after the sale (unless otherwise agreed by Capstone) and otherwise comply with the bidding requirements. Further information concerning the Collateral and the requirements for obtaining information and bidding on the Collateral can be obtained from counsel for Capstone listed below.

James K. Landau, McCarthy Fingar LLP, 711 Westchester Avenue, Suite 405, White Plains, NY 10604, Direct Dial: 914-385-1030, Reception: 914-946-3700, Ext. 330, Facsimile: 914-946-0134, Email: jlandau@mccarthyfingar.com.

21-02519 Jun 25, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No: GD-19-009536  
Mesfin Flag, Plaintiff,  
vs.  
Quality Inn Choice Hotel and Ace Baker a/k/a Sleeping Giant, Defendants,  
vs.  
Anthony Erik Crumpton and Mariah Marie Moore, Additional Defendants.

Notice

You have been sued in court. 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 against you and a judgment may be entered against you without further notice for the relief requested by the plaintiff and/or defendants. 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 OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
The Allegheny County Bar Association  
4th Floor Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
21-02165 Jun 21, 23, 25, 2021

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO: MG-21-000044  
The Bank of New York Mellon, Successor to the Bank of New York, Not In Its Individual Capacity but Solely as Trustee on Behalf of the Holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1vs. Edward Kutz, as Surviving Heir of Stacey M. Orsulak, Deceased, Bernice Kutz, as Surviving Heir of Stacey M. Orsulak, Deceased, Unknown Surviving Heirs of Stacey M. Orsulak, Deceased,  
NOTICE

To The Defendants:

You are hereby notified The Bank of New York Mellon, successor to The Bank of New York, not in its individual capacity but solely as Trustee on behalf of the holders of the CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1, has filed a Complaint in Mortgage Foreclosure with regard to 325 Edna Street, East McKeesport, PA 15035, endorsed with a Notice to Defend, against you at No. MG-21-000044 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.

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

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.

Pittsburgh, PA 15219  
412-261-5555  
Plaintiff’s Attorney: Stephen M. Hladik, Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, Ph: 215-855-9521.  
21-02427 Jun 25, 2021

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Action-Law  
NO.: GD-20-004188  
PNC Bank, National Association, Plaintiff  
vs.

Unknown Heirs and Administrators of the Estate of Debra Blair, Defendant  
TO: Unknown Heirs and Administrators of the Estate of Debra Blair

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-20-004188, seeking to foreclose the mortgage secured by the real estate located at 536 East Garden Road, Pittsburgh, PA 15227.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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 LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
21-02435 Jun 25, 2021

Notice of Hearing on Petition to Confirm Consent to Adoption and Terminate Parental Rights

In Re: Adoption of Remmi Betty Loretta Thompson a/k/a Remmi Thompson a/k/a Remmi B. Thompson a/k/a Remi Thompson, a minor. No. CP-02-AP-189-2020 and Roman Mark Anthony Thompson a/k/a Roman Thompson a/k/a Roman M. Thompson, a minor, No. CP-02-AP-190-2020, in the Orphans’ Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Brandon “Surname Unknown” a/k/a Brandon Washington and The Unknown Father(s) alleged fathers of Remmi Betty Loretta Thompson a/k/a Remmi Thompson a/k/a Remmi B. Thompson a/k/a Remi Thompson and Roman Mark Anthony Thompson a/k/a Roman Thompson a/k/a Roman M. Thompson, twin minors born on December 19, 2018, in Pittsburgh, Allegheny County, Pennsylvania.

Petitions have been filed asking the Court to put an end to all rights Amber Rae Pennachio a/k/a Amber Rae Thompson a/k/a Amber Thompson a/k/a Amber R. Thompson a/k/a Amber R. Pennachio a/k/a Jane Doe a/k/a Amber Pennachio has to your children, Remmi Betty Loretta Thompson a/k/a Remmi Thompson a/k/a Remmi B. Thompson a/k/a Remi Thompson and Roman Mark Anthony Thompson a/k/a Roman Thompson a/k/a Roman M. Thompson. The Court has set a hearing to consider ending her rights to your children. That hearing will be held on Monday, July 19, 2021 at 8:30 a.m., prevailing time, before the Honorable Jennifer S. McCrady. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Rick Ogden, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

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436 Seventh Ave., 4th Fl.

Pittsburgh, PA 15219  
412-261-5555  
Andrew F. Szeft, County Solicitor. Ilene L. Dubin, Children, Youth and Families, 445 Ft. Pitt Boulevard, Pittsburgh, PA 15219, Ph: 412-350-4243, Ilene.LeventhalDubin@AlleghenyCounty.US Attorneys for Petitioner.  
21-02535 Jun 25; Jul 2, 9, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Carter Xavier Lee a/k/a Carter Lee a/k/a Baby Boy Haluka, a minor. No. CP-02-AP-052-2021 in the Orphans’ Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Isabella Marie Haluka a/k/a Isabella Haluka and Elijah Lee a/k/a Elijah J. Lee a/k/a Elijah Jakim Lee, parents of Carter Xavier Lee a/k/a Carter Lee a/k/a Baby Boy Haluka, a minor, born on August 10, 2018, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Carter Xavier Lee a/k/a Carter Lee a/k/a Baby Boy Haluka. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Friday, July 16, 2021 at 9:00 a.m., prevailing time, before the Honorable Eleanor L. Bush. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Rick Ogden, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

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

Andrew F. Szeft, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Paula.Benucci@AlleghenyCounty.US, Attorneys for Petitioner.  
21-02534 Jun 25, 30; Jul 6, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Aniyah Lynn Howard a/k/a Baby Girl Malesky a/k/a Aniyah Howard, a minor. No. CP-02-AP-112-2021 in the Orphans’ Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Leanne Malesky, Robert James Howard, Jr. a/k/a James Howard a/k/a James Robert Howard a/k/a James Robert Howard, Jr. a/k/a Robert Howard a/k/a Robert J. Howard a/k/a Robert J. Howard, Jr. a/k/a Robert James Howard, and The Unknown Father, parents of Aniyah Lynn Howard a/k/a Baby Girl Malesky a/k/a Aniyah Howard, a minor, born on June 20, 2019, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Aniyah Lynn Howard a/k/a Baby Girl Malesky a/k/a Aniyah Howard. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, July 20, 2021 at 3:30 p.m., prevailing time, before the Honorable Eleanor L. Bush. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Cassie McIlwain, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

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Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
Andrew F. Szeft, County Solicitor. Ilene L. Dubin, Children, Youth and Families, 445 Ft. Pitt Boulevard, Pittsburgh, PA 15219, Ph: 412-350-4243, Ilene.LeventhalDubin@AlleghenyCounty.US, Attorneys for Petitioner.  
21-02536 Jun 25; Jul 2, 9, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Remmi Betty Loretta Thompson a/k/a Remmi Thompson a/k/a Remmi B. Thompson a/k/a Remi Thompson, a minor. No. CP-02-AP-189-2020 and Roman Mark Anthony Thompson a/k/a Roman Thompson a/k/a Roman M. Thompson, a minor, No. CP-02-AP-190-2020, in the Orphans’ Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Brandon “Surname Unknown” a/k/a Brandon Washington and The Unknown Father(s), alleged fathers of Remmi Betty Loretta Thompson a/k/a Remmi Thompson a/k/a Remmi B. Thompson a/k/a Remi Thompson and Roman Mark Anthony Thompson a/k/a Roman Thompson a/k/a Roman M. Thompson, twin minors born on December 19, 2018, in Pittsburgh, Allegheny County, Pennsylvania. Petitions have been filed asking the Court to put an end to all rights you have to your children, Remmi Betty Loretta Thompson a/k/a Remmi Thompson a/k/a Remmi B. Thompson a/k/a Remi Thompson and Roman Mark Anthony Thompson a/k/a Roman Thompson a/k/a Roman M. Thompson. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on Monday, July 19, 2021 at 8:30 a.m., prevailing time, before the Honorable Jennifer S. McCrady. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Rick Ogden, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

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

Andrew F. Szeft, County Solicitor. Ilene L. Dubin, Children, Youth and Families, 445 Ft. Pitt Boulevard, Pittsburgh, PA 15219, Ph: 412-350-4243, Ilene.LeventhalDubin@AlleghenyCounty.US, Attorneys for Petitioner.  
21-02543 Jun 25; Jul 2, 9, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Cheyelle Amaris Lee Anderson a/k/a Cheyelle Amaris-Lee Anderson a/k/a Cheyelle Anderson, a minor. No. CP-02-AP-127-2020 in the Orphans’ Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Shannae Michelle Lee Anderson a/k/a Shannae Anderson a/k/a Shanae Anderson a/k/a Shannae Michel Anderson a/k/a Shannae Michelle Anderson a/k/a Shannae M. Anderson, mother of Cheyelle Amaris Lee Anderson a/k/a Cheyelle Amaris-Lee Anderson a/k/a Cheyelle Anderson, a minor, born on July 11, 2015, in Pittsburgh, Allegheny County, Pennsylvania.

A Petition has been filed asking the Court to put an end to all rights you have to your child, Cheyelle Amaris Lee Anderson a/k/a Cheyelle Amaris-Lee Anderson a/k/a Cheyelle Anderson. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Monday, July 19, 2021 at 11:30 a.m., prevailing time, before the Honorable Kathryn Hens-Greco. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Cassie McIlwain, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at

once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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

Andrew F. Szeft, County Solicitor. Alexandra Gruskos, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-7398; Alexandra.Gruskos@AlleghenyCounty.US, Attorneys for Petitioner.  
21-02397 Jun 18, 25; Jul 2, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Samina Lynn Alvarado a/k/a Samina Alvarado, a minor. No. CP-02-AP-128-2020 and Sincere Kortez Lamar Anderson a/k/a Baby Boy Anderson a/k/a Sincer Anderson, a minor. No. CP-02-AP-090-2021, in the Orphans’ Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Shannae Michelle Lee Anderson a/k/a Shannae Anderson a/k/a Shanae Anderson a/k/a Shannae Michel Anderson a/k/a Shannae Michelle Anderson a/k/a Shannae M. Anderson and The Unknown Father(s), parents of Samina Lynn Alvarado a/k/a Samina Alvarado, a minor, born on April 4, 2017, in Pittsburgh, Allegheny County, Pennsylvania and Sincere Kortez Lamar Anderson a/k/a Baby Boy Anderson a/k/a Sincer Anderson, a minor born on December 14, 2019, in Pittsburgh, Allegheny County, Pennsylvania.

Petitions have been filed asking the Court to put an end to all rights you have to your children, Samina Lynn Alvarado a/k/a Samina Alvarado and Sincere Kortez Lamar Anderson a/k/a Baby Boy Anderson a/k/a Sincer Anderson. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on Monday, July 19, 2021 at 11:30 a.m., prevailing time, before the Honorable Kathryn Hens-Greco. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Cassie McIlwain, at (412) 473-2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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Andrew F. Szeft, County Solicitor. Contact: Alexandra Gruskos, Children, Youth and Families, 445 Ft. Pitt Boulevard, Pittsburgh, PA 15219, Ph: 412-350-7398; Alexandra.Gruskos@AlleghenyCounty.US Attorneys for Petitioner.  
21-02398 Jun 18, 25; Jul 2, 2021

Voluntary Dissolution Business Corporation

Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Pittsburgh, PA 15236. Notice is hereby given by The Mark Pingielski Financial Group, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business 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.  
21-02324 Jun 18, 25, 2021

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