

**AR-23-006493**; Discover Bank vs Bryce; P-atty: **Matthew Weston Pomy**; D-atty: **John P. Corcoran, Jr.**

**AR-23-006492**; Discover Bank vs Casilli; P-atty: **Matthew Weston Pomy**  
**AR-23-006473**; CKS Prime Investments, LLC vs Dugan; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Gregory T. Artim**

**AR-23-006469**; Mataka vs Portfolio Recovery Associates, LLC; P-atty: **Travis A. Gordon**; D-atty: **Lauren Genevieve Marshall**

**AR-23-006466**; Sogo vs Portfolio Recovery Associates, LLC; P-atty: **Travis A. Gordon**; D-atty: **Lauren Genevieve Marshall**

**AR-23-006464**; Portfolio Recovery Associates, LLC vs Hall; P-atty: **Robert N. Polas, Jr.**

**AR-23-006463**; Vertullo vs Portfolio Recovery Associates, LLC; P-atty: **Travis A. Gordon**; D-atty: **Lauren Genevieve Marshall**

**AR-23-006462**; Portfolio Recovery Associates, LLC vs Bush; P-atty: **Robert N. Polas, Jr.**

**AR-23-006459**; Portfolio Recovery Associates, LLC vs Patton; P-atty: **Robert N. Polas, Jr.**

**AR-23-006454**; Guihard vs Genesis Credit Management; P-atty: **Travis A. Gordon**

**AR-23-006453**; PNC Bank, National Association vs Khowaja; P-atty: **Matthew Edenhofner**; D-atty: **Pro Se**

**AR-23-006450**; Lutz vs Credit Control Collections; P-atty: **Travis A. Gordon**

**SA-0000145-24**; Comm. of PA vs Byron Anthony Hudson II; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000015-24**; Comm. of PA vs Robert Edward Kerr; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000144-24**; Comm. of PA vs Kara Koski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000170-24**; Comm. of PA vs Justin Michael Lewis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000159-24**; Comm. of PA vs Alison Lusnak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000141-24**; Comm. of PA vs Aaron Myrick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000140-24**; Comm. of PA vs Aaron Myrick; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001235-23**; Comm. of PA vs Matthew O'Malley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000137-24**; Comm. of PA vs Wesley Tyler Omer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001333-23**; Comm. of PA vs Luis Felipe Perez Paravisini; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael Curtis Greenberg**

**SA-0001566-22**; Comm. of PA vs Kirk Douglas Rice; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000149-24**; Comm. of PA vs Ronald Schweiger-Yanko; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000143-24**; Comm. of PA vs Katherine Rose Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000151-24**; Comm. of PA vs Larry Daniel Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000150-24**; Comm. of PA vs Cicira Spano; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000064-24**; Comm. of PA vs Paris Carolyn White; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000148-24**; Comm. of PA vs Tameisha L. Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000167-24**; Comm. of PA vs Emmanuel Corey Woodruff; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## Summary Appeals Branch

Judge Nicola Y. Henry-Taylor  
City-County Building  
Room 313

Wednesday  
March 13, 2024

### Hearings

**SA-0000981-23**; Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000165-24**; Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000982-23**; Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000810-23**; Comm. of PA vs Jaymeir Abram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000161-24**; Comm. of PA vs Thomas Beynon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000146-24**; Comm. of PA vs Alexandria Bonacchi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000147-24**; Comm. of PA vs Brenna Crook; P-atty: **Criminal Division Allegheny County District Attorney's Office**

## LEGAL ADS

### Sheriff's Sale

Kevin M. Kraus, 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 Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, April 1, 2024 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, APRIL 1, 2024 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, APRIL 2, 2024, 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, APRIL 8, 2024 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."

### Aleppo

52. Anabela Etherton a/k/a Anabela Bannan, solely in her capacity as known heir of Kathy A. Bannan and the Unknown Heirs of Kathy A. Bannan, deceased

GD-22-008613—\$213,353.11  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Aleppo: Having erected thereon a dwelling being known and numbered as 102 Trailside Drive, Sewickley, PA 15143. Deed Book Volume 09591, Page 572. Block and Lot Number 422-D-335.

### Baldwin Borough

19. Jon T. Richards  
GD-21-011552—\$3,391.78  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin:

Visit us today at  
**ACBA.org.**

Having erected thereon a two story, two family brick house being known as 3132 Vernon Avenue, Pittsburgh, PA 15227. Deed Book Volume 12944, Page 585. Block & Lot 136-A-195.

#### 20. Valerie A. Vennare

GD-21-011553—\$2,514.32  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story masonry frame house being known as 3552 Wallace Drive, Pittsburgh, PA 15227. Deed Book Volume 14117, Page 200. Block & Lot 136-K-112.

#### Bethel Park

#### 90. Erika Bogden a/k/a Erika Jean Bogden, as Executrix of the Estate of Wayne T. Ehland

MG-23-000644—\$139,009.96  
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 5991 Dublin Road, Bethel Park, PA 15102. Document Number 2008-6285, Deed Book Volume 13541, Page 126. Block and Lot Number 0774-D-00320-0000-00.

#### Brentwood

#### 38. Jeffrey A. Jimerson a/k/a Jeffrey A. Jimmerson

GD-23-009753—\$134,255.11  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2980 Kestner Avenue, Pittsburgh, PA 15227. Deed Book Volume 10489, Page 204. Block and Lot 0137-J-00136-0000-00.

#### 45. Denise Williams

MG-22-000184—\$140,758.49  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3400 Shadewell Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 16653, Page 558, Block and Lot Number 188-A-197.

#### Bridgeville

#### 80. Joshua Neely, Monique Neely and Samuel Neely, III, Known Heirs of April L. Neely, Deceased, and the Unknown Heirs of April L. Neely, Deceased, and the Secretary of Housing and Urban Development

GD-23-011901—\$51,198.83  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1000 McLaughlin Run Road, Bridgeville, PA 15017. Deed Book Volume 9847, Page 220. Block and Lot Number 322-C-104.

#### Castle Shannon

#### 88. Nancy A. Jolley

MG-23-000633—\$54,375.93  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family residential dwelling being known and numbered as 3113 Home Avenue, Pittsburgh, PA 15234. Deed Book Volume 12108, Page 72. Block and Lot Number 190-C-188.

#### Churchill

#### 26. Jason R. Greenwald

GD-22-014074—\$9,973.96  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a two story brick house being known as 1943 Hampstead Drive, Pittsburgh, PA 15235. Deed Book Volume 16727, Page 316, Block and Lot Number 371-K-284.

#### 30. Chris C. Stambolis and the United States of America

GD-19-005761—\$4,443.66  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story masonry frame house being known as 154 Kings Dale Road, Pittsburgh, PA 15221. Deed Book Volume 10313, Page 372. Block & Lot No. 372-F-199.

#### City of Clairton

#### 51. Jacobi Finnegan, as Surviving Heir of Kevin Finnegan and Denise L. Finnegan, Deceased, Joshua Finnegan, as Surviving Heir of Kevin Finnegan and Denise L. Finnegan, Deceased, Justin Finnegan, as Surviving Heir of Kevin Finnegan and Denise L. Finnegan, Deceased, Unknown Surviving Heirs of Denise L. Finnegan, Deceased and Unknown Surviving Heirs of Kevin Finnegan, Deceased

GD-23-010636—\$11,543.85  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a single family residential dwelling being known and numbered as 415 North 5th Street, Clairton, PA 15025. Deed Book Volume 6236, Page 732. Block and Lot Number 764-B-305.

#### 92. Roland Urbanek

GD-23-011668—\$7,578.89  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two story brick house being known as 414 Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 15747, Page 477. Block & Lot No. 879-M-114.

#### 98. Herman H. Recht, with Notice to Heirs and Assigns

GD-23-011666—\$64,625.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Being thereon vacant residential land known as Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 8624, Page 639. Block & Lot No. 879-M-103.

#### Dormont

#### 22. Beverly J. Piacquadro

GD-15-005146—\$2,506.37  
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 1459 Kelton Avenue, Pittsburgh, PA 15216. Deed Book Volume 5497, Page 417. Block & Lot No. 98-C-107.

#### East Pittsburgh

#### 75. Dante D. Williams

GD-23-010478—\$122,620.42  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, East Pittsburgh Borough: Having erected thereon a four family residential dwelling being known and numbered as 811-817 Madison Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16263, Page 100. Block and Lot Number 375-K-199.

#### Elizabeth Township

#### 2. Gary V. Pomilio

MG-23-001024—\$50,445.24  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 212 Circle Drive, Elizabeth, PA 15037. Deed Book 8338, Page 525. Block and Lot Number 1130-P-290.

#### 8. Rebekah A. Vaughn and Marlon D. Vaughn

MG-23-000616—\$91,299.39  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a 1 story dwelling known and numbered as 113 Circle Drive, Elizabeth, PA 15037. Deed Book Volume 28572 and Page 399. Block & Lot No. 1130-K-36

#### 43. Melinda Childers a/k/a Melinda J. Childers

MG-23-000987—\$31,847.92  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1745 Blythedale Road, Buena Vista, Pennsylvania 15018. Deed Book Volume 12138, Page 391. Block and Lot Number 1569-D-00383-0000-00.

#### Etna

#### 99. Catherine S. Kelly, with Notice to Heirs and Assigns

GD-23-011664—\$12,669.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story frame house known as 70 Cherry Street, Pittsburgh, PA 15223. Deed Book Volume 10392, Page 433. Block & Lot No. 167-K-98.

#### Forest Hills

#### 25. Paul Shovel and Rachel Shovel

GD-19-016474—\$3,696.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a two story masonry frame house being known as 345 Avenue E, Pittsburgh, PA 15221. Deed Book Volume 17255, Page 109. Block & Lot No. 374-B-117.

#### Forward

#### 9. John Kissell; and Nadine Pichora a/k/a Nadine Kissell

GD-22-012836—\$53,106.79  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Parcel I - Lot No. 31: Having erected thereon a dwelling being known and numbered as 2484 McKeever Street, Monongahela, PA 15063, Deed Book Volume 10744, Page 340. Block / Lot 2469-D-00226-0000-00.

Parcel II - Lot No. 36: Having erected thereon a res aux building known and numbered as 2842 McKeever Street, Monongahela, PA 15063. Deed Book Volume 10744, Page 340. Block / Lot 2469-D-00235-0000-00.

Parcel III - Lot No. 32: Vacant land being known as McKeever Street, Monongahela, PA 15063. Deed Book Volume 10744, Page 340. Block / Lot 2469-D-00222-0000-00.

#### Glassport

#### 36. Gerald Wirbicki and Joanne Wirbicki a/k/a Joanne Scott a/k/a Joanne Scott-Wirbicki

GD-22-000743—\$12,574.04  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 741 Michigan Avenue, Glassport, PA 15045. Deed Book 17205, Page 202. Block and Lot Number 558-G-243.

#### 65. Ted A. Panico

GD-23-006086—\$16,184.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 636 Ohio Avenue, Glassport, PA 15045. Deed Book 14124, Page 223. Block and Lot Number 558-B-35.

#### Harrison

#### 13. Rebecca L. Davis and Christopher W. Davis

MG-21-000045—\$104,982.83  
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 2613 Palm Street, Natrona Heights, PA 15065. Deed Book 13275, Page 211. Block and Lot Number 1679-E-186.

#### 34. Bryan Hank and Ariell Hank

GD-23-011258—\$91,690.02  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 808 Jefferson Avenue, Natrona Heights, PA 15065. Document Number 2018-1567, Deed Book Volume 17082, Page 553. Block and Lot Number 1679-J-00279-0000-00.

#### Homestead

#### 94. Evan Stanton

GD-23-011662—\$4,143.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of



Homestead: Parcel #1: Being thereon vacant residential land known as East 18th Avenue, Homestead, PA 15120. Deed Book Volume 16986, Page 957. Block & Lot No. 131-D-127.

Parcel #2: Having erected thereon a two story frame house being known as 245 East 18th Avenue, Homestead, PA 15120. Deed Book Volume 16986, Page 957. Block & Lot No. 131-D-128.

### Liberty

#### 69. Daniel H. Couch

GD-23-001754—\$15,092.37  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 2823 E St., McKeesport, PA 15133. Deed Book 11142, Page 151. Block and Lot Number 465-R-344.

### City of McKeesport

#### 15. John Slack, as Believed Heir of the Estate of Jacquelyn A. Slack; Unknown Heirs of the Estate of Jacquelyn A. Slack (if any); and Unknown Administrators of the Estate of Jacquelyn A. Slack (if any)

MG-23-000604—\$39,685.96  
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 2315 Milburn Street, McKeesport, PA 15132. Deed Book Volume 5898, Page 187. Block and Lot Number 0464-C-00203-0000-00.

#### 53. Rhonda L. Wexler, Personal Representative of the Estate of Robin L. McKown a/k/a Robin McKown a/k/a Robin Russ, Deceased

GD-22-015660—\$48,999.39  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of McKeesport: Parcel No. 1: Being vacant land known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-332.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-329.

Parcel No. 3: Being vacant land known as Harrison Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-335.

Parcel No. 4: Being vacant land known as York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-386.

#### 73. Duane H. Montgomery, Individually and as Surviving Trustee of the Montgomery Family Trust

MG-23-000692—\$21,460.43  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2413 Riverview St., McKeesport, PA 15132. Deed Book Volume 10985, Page 341. Block and Lot Number 0381-N-00105-0000-00.

#### 96. Thomas M. Budd, with Notice to Heirs and Assigns

GD-23-011667—\$2,829.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport -

Ward 9: Being thereon vacant residential land known as Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 11953, Page 243. Block & Lot No. 464-H-119.

### McKees Rocks

#### 1. Lewis A. Davis

MG-21-000236—\$113,113.98  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1109 Progress Street, McKees Rocks, PA 15136. Deed Book Volume 12479, Page 523. Block and Lot Number 72-M-299.

### Millvale

#### 21. John Finnegan

GD-20-010358—\$5,666.04  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Parcel #1: Having erected thereon a five story storage warehouse being known as 504 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 9738, Page 5, Block & Lot 79-G-140.

Parcel #2: Being thereon vacant commercial land known as 504 Stanton Avenue, Pittsburgh, PA 15209 f/k/a 426 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 12155, Page 312, Block & Lot 79-G-144.

### Monroeville

#### 32. Robert W. Chambers, III and Charlotte Rashae Chambers

MG-22-000706—\$307,683.11  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 206 Rush Valley Road, Monroeville, PA 15146. Document Number 2019-27785, Deed Book Volume 17762, Page 108. Block and Lot Number 0859-C-00190-0000-00.

#### 37. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under William A. Randall, Jr.

MG-23-000157—\$139,854.75  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 531 Fieldstone Drive, Monroeville, PA 15146. Deed Book Volume 15010, Page 131. Block and Lot 0637-S-00040-0000-00.

### Moon

#### 56. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Carol Ann Lisica a/k/a Carol Lisica, Deceased

GD-23-013146—\$51,535.82  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a one-story frame house being known and numbered as 1513 Marshall Avenue, Coraopolis, PA 15108. Deed Book Volume 6469, Page 398. Block and Lot Number 418-M-118.

### Mt. Lebanon

#### 46. Keith J. MacPhail and Eden E. MacPhail

MG-23-000980—\$146,490.45  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 497 Willow Drive, Pittsburgh, Pennsylvania 15243. Deed Book Volume 17047, Page 207, Block and Lot 142-K-123.

#### 64. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Dolores L. Davidson a/k/a Dolores Louise Davidson, Deceased

GD-23-012174—\$168,819.98  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story brick and shingle dwelling with garage being known and numbered as 25 Ralston Place, Pittsburgh, PA 15216. Deed Book Volume 13088, Page 578. Block and Lot Number 98-J-42.

#### 76. Juan C. Arevalo

MG-23-001034—\$1,041,403.07  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 775 Larchmont Road, Pittsburgh, Pennsylvania 15243. Deed Book Volume 17429, Page 82, Block and Lot Number 99-E-112.

### North Braddock

#### 93. Joseph A. Jones, Jr., with Notice to Heirs and Assigns

GD-23-011661—\$10,808.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story frame house being known as 1 105 4th Street, Braddock, PA 15104. Deed Book Volume 14725, Page 48. Block & Lot No. 301-E-330.

### North Versailles

#### 5. The Unknown Heirs of Nancy Mitchell a/k/a Nancy H. Mitchell, Deceased

MG-22-000877—\$68,663.25  
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 524 Overhill Drive, North Versailles, PA 15137. Deed Book 12224, Page 449. Block and Lot Number 459-E-228.

#### 62. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under Trevor A. Grimes, deceased, Nicole Grimes, Known Heir of Trevor A. Grimes, deceased

MG-16-001139—\$109,801.78  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 186 Central Avenue, North Versailles, PA 15137. Deed Book Volume 13373, Page 329, Block and Lot 0456-L-00124-0000-00.

### Penn Hills

#### 7. Douglas Roland, Executor of the Estate of William H. Beatty, Deceased

GD-23-001341—\$32,281.35  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 5604 Crestmont Ave., Verona, PA 15147. Deed Book 9016, Page 128. Block and Lot Number 366-S-106.

#### 11. Dorothea Burke

GD-22-016076—\$73,379.15  
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 dwelling being known and numbered as 7845 Thon Drive, Verona, PA 15147. Deed Book Volume 16765, Page 476. Block and Lot Number 230-G-223.

#### 12. Cedar Forest Preservation Trust, Dianne E. McAninch, and Ronald L. McAninch

MG-22-000911—\$78,161.95  
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 836 Cedarwood Dr., Pittsburgh, PA 15235. Deed Book 17093, Page 488. Block and Lot Number 633-R-4.

#### 50. Kenneth J. Schontz, as Administrator of the Estate of Richard L. Sperling a/k/a Richard Lawrence Sperling, Deceased

MG-23-000447—\$41,436.94  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: (formerly the Township of Penn Hills): Having erected thereon a single family residential dwelling being known and numbered as 347 Nelbon Avenue, Pittsburgh, PA 15235. Deed Book Volume 12511, Page 406. Block and Lot Number 369-K-372.

#### 59. Brittany L. Johnson

MG-23-000311—\$129,520.03  
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 2806 Blackridge Avenue, Pittsburgh, PA 15235. Deed Book 11516, Page 563. Block and Lot Number 296-S-198.

#### 60. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Kathleen Baur a/k/a Kathleen R. Baur, Deceased

GD-23-012976—\$47,274.05  
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 one and one-half story brick dwelling being known and numbered as 404 Rose Avenue, Pittsburgh, PA 15235. Deed Book Volume 13876, Page 345. Block and Lot Number 450-N-275.

#### 84. The Unknown Heirs of Gus C. Hoting, Deceased

GD-23-011431—\$25,534.67  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and numbered as Coal Hollow Road, Pittsburgh, PA 15235. Deed Book 983, Page 587. Block and Lot Number 368-J-268.

**Pitcairn**

**79. Mark McCarrison and Deanna McCarrison**  
MG-23-000875—\$59,960.81  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the Borough of Pitcairn, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a two-story brick dwelling being known and numbered as 339 Kenney Avenue, Pitcairn, PA 15140. Deed Book Volume 12186, Page 137, Instrument Number 2004-31375. Block and Lot Number 747-A-292.

**Plum**

**54. Peggy C. Steinberg and William B. Hilliard**  
MG-23-000686—\$37,272.93  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling house being known and numbered as 182 Mardi Gras Drive, Pittsburgh, PA 15239. Deed Book Volume 9070, Page 471. Block and Lot Number 1238-K-262.

**71. Donald Thornton**  
MG-23-000790—\$231,472.75  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 8 High Ridge Court, New Kensington, PA 15068. Deed Book Volume 16029, Page 72. Block and Lot Number 0629-S-00008-0000-00.

**Port Vue**

**57. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Laverne O. Denney**  
GD-21-015532—\$105,731.96

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1008 Burbank Rd., McKeesport, PA 15133. Deed Book Volume 4455, Page 701. Block and Lot 0383-N-00186-0000-00.

**58. Diane M. Kugler**  
MG-23-000870—\$33,069.94  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 317 Gumbert Street, McKeesport, PA 15133. Deed Book 10904, Page 302. Block and Lot Number 383-S-288.

**Ross**

**10. The Unknown Heirs of Dana L. Boles a/k/a Dana Miller, Deceased, and Sandi Lape Solely in Her Capacity as Heir of Dana L. Boles a/k/a Dana Miller, Deceased**  
MG-23-000149—\$136,342.75  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Parcel One: Having erected thereon a dwelling being known and numbered as 904 Quail Avenue, Pittsburgh, PA 15202. Deed Book Volume 12828, Page 320, Block and Lot Number 215-M-140.

Parcel Two: Having erected thereon a dwelling being known and numbered as 902 Quail Avenue, Pittsburgh, PA 15202. Deed Book Volume 12828, Page 320, Block and Lot Number 215-M-141.

**49. Jacob R. Smith**  
MG-23-000679—\$275,158.84  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a single family residential dwelling being known and numbered as 406 Wimer Drive, Pittsburgh, PA 15237. Deed Book Volume 17957, Page 170. Block and Lot Number 431-R-189.

**Scott**

**85. Hebert Feige and Robin E. Golden n/k/a Robin E. Feige**  
MG-23-000799—\$33,667.51  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 354 Meadow Way, Carnegie, PA 15106. Deed Book Volume 8555, Page 39. Block and Lot 0102-K-00227-0000-00.

**Sharpsburg**

**91. Alaine A. Seamon**  
GD-10-008850—\$4,484.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Being thereon vacant residential land known as 1833 Main Street, Pittsburgh, PA 15215. Deed Book Volume 11146, Page 374. Block & Lot No. 168-M-348.

**South Fayette**

**6. Michelle Rahall**  
MG-23-000580—\$79,830.00  
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 2317 Firethorn Road, Bridgeville, PA 15017. Deed Book 17724, Page 130. Block and Lot Number 572-G-27.

**83. Kathy L. Rees and Perry S. Rees**  
MG-22-000771—\$226,904.55  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 101 Petrica Dr., McDonald, PA 15057. Deed Book Volume 14361, Page 245. Block and Lot Number 257-H-2.

**87. John Marin a/k/a John Marin, Jr., as Surviving Heir of John J. Marin, Deceased, Judy Marin, as Surviving Heir of John J. Marin, Deceased, Nancy Marin, as Surviving Heir of John J. Marin, Deceased and Unknown Surviving Heirs of John J. Marin, Deceased**  
GD-23-004843—\$37,172.37  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a single family residential dwelling being known and

numbered as 2 Morgan Street, Morgan, PA 15064. Deed Book Volume 9670, Page 444. Block and Lot Number 325-M-23.

**South Park**

**72. Sharon A. Semko**  
MG-23-000906—\$90,084.33  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3151 B Snowden Rd., South Park, PA 15129. Deed Book Volume 6344, Page 1166. Block and Lot Number 1007-D-00073-0000-00.

**South Versailles**

**47. Kirk J. Petrulli**  
MG-22-000388—\$100,349.25  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Versailles: Having erected thereon a single family residential dwelling being known and numbered as 405 Tourman Street, Coulters, PA 15028. Deed Book Volume 13100, Page 278. Block and Lot Number 759-S-371.

**Springdale Township**

**42. Marco DeGiglio, Administrator of the Estate of Dennis DeGiglio**  
MG-22-000656—\$131,001.15  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel 1: Having erected thereon a dwelling being known and numbered as 821 McKinley Avenue, Harwick, Pennsylvania 15049 a/k/a 821 McKinley Street, Harwick, Pennsylvania 15049. Deed Book Volume 14619, Page 529. Block and Lot Number 0530-D-00319-0000-00.

Parcel 2: Being vacant land being known as McKinley Avenue, Harwick, Pennsylvania 15049 a/k/a McKinley Street, Harwick, Pennsylvania 15049. Deed Book Volume 14619, Page 529. Block and Lot Number 0625-S-0014-0000-00.

**Stowe**

**78. Michael Brady**  
MG-23-000271—\$49,984.84  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Stowe: Having erected thereon a dwelling being known and numbered as 813 13th Street, McKees Rocks, PA 15136. Deed Book Volume 10522, Page 473. Block and Lot Number 73-J-311.

**Tarentum**

**77. Jessica D. Collins**  
MG-23-000516—\$23,467.13  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 213 Bridge Street, Tarentum, Pennsylvania 15084. Deed Book Volume 13752, Page 288, Block and Lot 1224-J-237.

**Turtle Creek**

**86. Jennifer D. Diemer and Sarah E. Diemer**  
MG-23-000290—\$75,727.99  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 517 James St., Turtle Creek, PA 15145. Deed Book Volume 16534, Page 312. Block and Lot 0455-H-00039-0000-00.

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel No. 2: Unnumbered lot being known as James St., Turtle Creek, PA 15145. Deed Book Volume 16534, Page 312.

**West Homestead**

**95. Linda Stear**  
GD-23-011665—\$8,824.03  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two and one half story frame house being known as 219 West 9th Avenue, Homestead, PA 15120. Deed Book Volume 9504, Page 264. Block & Lot No. 130-N-7.

**West Mifflin**

**55. Luke Miller as Administrator of the Estate of Lori J. Marecic f/k/a Lori J. Miller, Deceased**  
MG-23-000756—\$18,052.18  
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 1509 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book 11228, Page 345. Block and Lot Number 306-G-292.

**74. Kelly Fruciano a/k/a Kelly Dean; Jesse Fruciano; Courtney Major a/k/a Courtney Majer a/k/a Courtney Majernik; Amanda Dean a/k/a Amanda Ciminaro, in Her Capacity as Administratrix and Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased; Cameron Dean a/k/a Cameron Ann Dean, in Her Capacity as Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased; Calvin Dean, Jr. a/k/a Calvin William Dean, in His Capacity as Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased; and Carissa Dean a/k/a Carissa Bell Dean, in Her Capacity as Heir of the Estate of Calvin E. Dean a/k/a Calvin Dean, Deceased**  
MG-22-000370—\$86,217.48  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3812 Vista View St., West Mifflin, PA 15122. Deed Book Volume 15566, Page 352. Block and Lot Number 0238-C-00325-0000-00.

**White Oak**

**4. Robert D. Cassin, III**  
MG-22-000750—\$90,481.04  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being



known and numbered as 3237 Jacks Run Road, McKeesport, PA 15131. Deed Book 16855, Page 578. Block and Lot Number 647-C-109.

**41. Stephen Finney, as Known Heir of Susan D. Mullaney, Deceased**  
GD-23-011291—\$50,057.98  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of White Oak: Having erected thereon a residential dwelling being known and numbered as 3405 Quay Street, McKeesport, PA 15131. Deed dated March 19, 1998, recorded on September 14, 1998, in Department of Real Estate of Allegheny County at Book Volume 10296, Page 337. Block & Lot No: 460-S-00223.

### Whitehall

**23. Bonni S. Matuga**  
GD-23-000503—\$4,118.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one story brick house being known as 4866 Old Boston Road, Pittsburgh, PA 15227. Deed Book Volume 5193, Page 117. Block & Lot No. 248-J-98.

**89. Anthony E. Capponi, Randall Carretta and Melanie Carretta**  
GD-16-023657—\$2,054,113.78  
Fidelity National Law Group  
267-608-1732

All that certain lot or piece of ground situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 3302 Margaret Street, Pittsburgh, PA 15227. Block & Lot #0189-J-00055-0000-00. Deed Book Volume 18433, Page 306.

### Wilkins

**3. Lisa M. Scott as Executrix of the Estate of John E. Scott, Deceased**  
MG-22-000972—\$27,016.61  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 624 Mortimer Avenue, Turtle Creek, PA 15145. Deed Book 8756, Page 559. Block and Lot Number 454-N-254.

**48. Robert J. Korff, II**  
MG-23-000239—\$165,904.26  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family residential dwelling being known and numbered as 118 Gilmore Drive, Pittsburgh, PA 15235. Deed Book Volume 10525, Page 495. Block and Lot Number 542-B-126.

**97. Anna Radokovic, with Notice to Heirs and Assigns**  
GD-23-011660—\$38,417.54  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one story brick house being known as 543 Lucia Drive, Pittsburgh, PA 15221. Deed Book Volume 3434, Page 102. Block & Lot No. 372-S-36.

### Wilksburg

**27. Richard Sanders**  
GD-23-002172—\$11,286.42  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1562 Marlboro Avenue, Pittsburgh, PA 15221. Deed Book 16609, Page 559. Block and Lot Number 233-H-74.

**28. The Unknown Heirs of Robert C. Reisch a/k/a Robert C. Reisch, Jr., Deceased**  
GD-23-007587—\$11,417.39  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon one half (1/2) of a brick duplex being known and numbered as 809 1/2 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 10950, Page 516. Block and Lot Number 233-E-156.

**29. Carolyn Haney**  
GD-22-012480—\$17,576.77  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1330 Wood Street, Pittsburgh, PA 15221. Deed Book 11939, Page 276. Block and Lot Number 175-H-298.

**66. Pittsburgh Landmark Group, LLC f/k/a Realty Choice Investments, LLC and Admiral Capital Management, LLC and the United States of America**  
GD-21-013882—\$19,174.31  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a rowhouse dwelling being known and numbered as 1533 Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 13584, Page 107. Block and Lot Number 232-H-330.

**67. Wilford R. Clark**  
GD-23-004694—\$10,204.35  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1510 Montier St., Pittsburgh, PA 15221. Deed Book 18238, Page 341. Block and Lot Number 232-R-16.

**68. Kim Trent**  
GD-21-013319—\$46,651.34  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a townhouse dwelling being known and numbered as 1417 Princeton Boulevard, Pittsburgh, PA 15221. Deed Book 11257, Page 471. Block and Lot Number 232-R-312.

**70. Laurie J. Graham**  
MG-23-000562—\$63,955.89  
Jeff Calcagno, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 2172 McNary Blvd., Pittsburgh, PA 15221. Deed Book Volume 10619, Page 558. Block and Lot Number 0297-F-00244-0000-00.

### Wilmerding

**63. The Unknown Heirs of Carol A. Pekarcik, Deceased Mortgage, David Mapp and Angela Mapp**  
MG-23-000583—\$47,940.57  
Thomas E. Reilly, Esq.  
724-933-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a condominium unit being known and numbered as 338 Station Street, Wilmerding, PA 15148. Deed Book Volume 11573, Page 177. Block and Lot Number 546-B-290-8.

### Pittsburgh—17th Ward

**44. Ryan D. Reitz**  
MG-23-001011—\$240,309.26  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a condominium unit known as 120 S. 15th Street, Unit 303, Pittsburgh, PA 15203. Deed Book Volume 16424, Page 562. Block and Lot Number 3-M-119-303.

### Pittsburgh—25th Ward

**17. Stephen Cheek**  
MG-23-000972—\$134,975.47  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward, City of Pittsburgh: Having erected thereon a two-story brick house, known as 1523 Buena Vista Street, Pittsburgh, PA 15212. DBV 15894, PG. 218, Block & Lot No. 23-E-292.

### Pittsburgh—26th Ward

**81. BST PGH - 2 LLC**  
GD-23-012950—\$114,709.62  
Padgett Law Group  
850-422-2520

All that certain lot or piece of ground situate in the 26th Ward of the City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania: Having erected thereon a two-story brick dwelling being known and numbered as 3951 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book Volume 18927, Page 192, Instrument Number 2022-17451. Block and Lot Number 0115-D-00252.

**82. Unknown Surviving Heirs of Kenneth E. Perkins a/k/a Ken Perkins**  
GD-22-014340—\$5,176.98  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2625 Maple Avenue, Pittsburgh, Pennsylvania 15214. Deed Book Volume 6334, Page 556. Block and Lot Number 0046-B-00044-0000-00.

### Pittsburgh—27th Ward

**31. Takina White**  
MG-23-000826—\$215,406.55  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling known as 1242 Dickson Street, Pittsburgh, PA 15212, Deed Book Volume 18444, Page 340, Block & Lot No. 45-A-261.

Looking to hire  
an attorney,  
paralegal,  
legal assistant,  
legal secretary or  
legal administrator?

Post your employment  
opportunity on  
[jobs.acba.org](http://jobs.acba.org).

## Pittsburgh—28th Ward

## 14. Christy L. Carlin

MG-23-000708—\$90,080.07  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 28: Having erected thereon a dwelling being known and numbered as 1456 Harris Avenue, Pittsburgh, PA 15205. Document Number 2019-2877, Deed Book Volume 17507, Page 296. Block and Lot Number 0040-R-00093-0000-00.

## 40. Sonya M. Flournoy Kirkland and Dwayne E. Kirkland

GD-23-009152—\$74,240.59  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a two story dwelling being known and numbered as 132 Pensdale Street, Pittsburgh, PA 15205. Deed Book 18349, Page 146. Block and Lot Number 39-E-30.

## Pittsburgh—29th Ward

## 16. Christopher John Meissner

MG-23-000698—\$109,928.18  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 240 East Agnew Avenue, Pittsburgh, PA 15210. Deed Book 18230, Page 180. Block and Lot Number 59-N-12.

## 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.

Kevin M. Kraus, Sheriff  
Mar 7, 2024

Mar 8, 15, 22, 2024

**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:

Alkson, Kathleen a/k/a Kathy Alkson, deceased, of Wexford, PA. No. 01346 of 2024. Melissa A. Busler, Extr., 1310 Ritter St., Butler, PA 16001.

24-00825 Mar 8, 15, 22, 2024

Basilico, Kevin P. a/k/a Kevin Paul Basilico, deceased, of Pittsburgh, PA. No. 01508 of 2024. Gwendolyn Basilico, Extr., 8 Cameron Drive, Pittsburgh, PA 15235 or to Melvin P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

24-00481w Mar 8, 15, 22, 2024

Bixler, Darlene, deceased, of Pittsburgh, PA. No. 6905 of 2022. Kevin E. Brown, Extr., 5096 Rosecrest Place, Pittsburgh, PA 15201 or to Matthew D. Rak, Esq., Leech Tishman Fuscaldo & Lampf, LLC, 525 William Penn Place, 28th Fl., Pittsburgh, PA 15219.

24-00824 Mar 8, 15, 22, 2024

Black, Harry, deceased, of North Fayette Township, PA. No. 01393 of 2024. Daniel T. Black, Co-Extr., 214 Marshall Road, Oakdale, PA 15071 and Ronald H. Black, Co-Extr., 220 Marshall Road, Oakdale, PA 15071 or to Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

24-00479w Mar 8, 15, 22, 2024

Broge, Mary A., deceased, of Pittsburgh, PA. No. 00590 of 2024. David Vogel, Co-Admr. and Michelle Broge-Connor, Co-Admr., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.

24-00823 Mar 8, 15, 22, 2024

Cheetham, Joanne K., deceased, of Pittsburgh, PA. No. 01242 of 2024. Lynne Bojarun, Extr., 2910 Amy Drive, South Park, PA 15102 or to Jillian F. Zacks, Esq., Zacks Trust & Estate Law LLC, 4927 William Flinn Hwy., Allison Park, PA 15101.

24-00483w Mar 8, 15, 22, 2024

Clibbens, Sr., John E. a/k/a John Edward Clibbens, Sr., deceased, of Pittsburgh, PA. No. 1061 of 2024. Jill A. Wozniak, Extr., 12 Smilax Street, Pittsburgh, PA 15205 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

24-00828 Mar 8, 15, 22, 2024

DiPippa, Anthony, deceased, of Pittsburgh, PA. No. 01338 of 2024. Shelly Conley, Extr., 850 Hidden Ridge Court, #203, South Park, PA 15129 or to Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

24-00478w Mar 8, 15, 22, 2024

Flynn, Mary a/k/a Mary W. Flynn, deceased, of Oakdale, PA. No. 1441 of 2024. Colleen Anthony, Extr., c/o Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.

24-00477w Mar 8, 15, 22, 2024

Foley, Camilla T. a/k/a Camilla Taylor Foley, deceased, of Mt. Lebanon, PA. No. 01318 of 2024. Maureen A. Foley, Admr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-00827 Mar 8, 15, 22, 2024

Lebeda, Mary C., deceased, of West Homestead, PA. No. 01164 of 2024. Valerie Ann Hanus, Co-Extr. and Mark E. Lebeda, Co-Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.

24-00830 Mar 8, 15, 22, 2024

Maromonte, Arthur J., deceased, of Pittsburgh, PA. No. 07251 of 2023. Robin A. Maromonte, Admr., 9 Elizabeth Street, Pittsburgh, PA 15223 or to David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00476w Mar 8, 15, 22, 2024

Weider, Edward John, deceased, of Gibsonia, PA. No. 01509 of 2024. Andrea J. Weider, Extr., 141 Watters Station Road, Evans City, PA 16033 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00482w Mar 8, 15, 22, 2024

Alexander, James P., deceased, of Pittsburgh, PA. No. 01210 of 2024. George Semenko, Admr. c.t.a., c/o Gregory M. Pocrass, Esq., Frank, Gale, Bails & Pocrass, P.C., 3300 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.

24-00715 Mar 1, 8, 15, 2024

Buran, Eleanor S., deceased, of Munhall, PA. No. 00989 of 2024. William R. Pelger, Admr. c.t.a. and Atty., 2108 West St., Munhall, PA 15120.

24-00719 Mar 1, 8, 15, 2024

Corbin, Norma Lee, deceased, of Clairton, PA. No. 01390 of 2024. Mark David Corbin, Extr., 311 Peebles Street, Pittsburgh, PA 15221 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-00435w Mar 1, 8, 15, 2024

Edmunds, Marion S., deceased, of Mt. Lebanon, PA. No. 01271 of 2024. David H. Edmunds, Extr., 153 Stucky Rd., Renfrew, PA 16053.

24-00429w Mar 1, 8, 15, 2024

Fitzgerald, Jean C. a/k/a Jean Catherine Fitzgerald, deceased, of Pittsburgh, PA. No. 01335 of 2024. Erin M. Reilly, Extr., 135 Rawlins Run Road, Pittsburgh, PA 15238 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-00434w Mar 1, 8, 15, 2024

Folgueras, Lucine A. a/k/a Lucine Folgueras, deceased, of Pittsburgh, PA. No. 01376 of 2024. Mary Jane Klein, Extr., c/o Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 221 Commercial Avenue, Suite 200, Pittsburgh, PA 15215.

24-00431w Mar 1, 8, 15, 2024

Johnson, Dolores Jean, deceased, of Pittsburgh, PA. No. 04325 of 2023. Virginia Thomas, Extr., 1514 April Rain Court, Missouri City, TX 77459 or to Linda S. Andrews, Esq., 167 Robinson St., Pittsburgh, PA 15213.

24-00713 Mar 1, 8, 15, 2024

Koller, Genevieve, deceased, of Pittsburgh, PA. No. 00855 of 2024. Daniel Koller, Jr., Extr., 204 Applehill Ct., Gibsonia, PA 15044 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

24-00716 Mar 1, 8, 15, 2024

Laffin, John C., deceased, of Bethel Park, PA. No. 03898 of 2023. Jennifer L. Galbraith, Extr., c/o Haleigh R. Heaton, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

24-00722 Mar 1, 8, 15, 2024

Manfred, Electra C., deceased, of Wilkins Twp., PA. No. 00985 of 2024. Mark A. Caloyer, Extr., 109 Frazier Drive, Pittsburgh, PA 15235 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-00717 Mar 1, 8, 15, 2024

Martin, Jeanne, deceased, of South Park, PA. No. 00718 of 2024. Gary D. Martin, Extr., 1039 Highfield Road, Bethel Park, PA 15102 or to Jennifer Pittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-00723 Mar 1, 8, 15, 2024

McGloin, Gale Ann a/k/a Gale A. McGloin, deceased, of Pittsburgh, PA. No. 00996 of 2024. Sharon McGloin, Extr., 10226 Locust St., Kansas City, MO 64131 or to Arthur D. Feldman, Esq., 1010 LaClair St., Pittsburgh, PA 15218.

24-00711 Mar 1, 8, 15, 2024

Monroe, Jr., James R., deceased, of Allison Park, PA. No. 00765 of 2024. Judith E. Monroe, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00437w Mar 1, 8, 15, 2024

Monroe, Kathleen M., deceased, of Allison Park, PA. No. 00854 of 2024. Judith E. Monroe, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00436w Mar 1, 8, 15, 2024

Parris, Marie A., deceased, of Pittsburgh, PA. No. 01358 of 2024. David J. Parris, Admr., c/o Amy D. Rees, Esq., Sechler Law Firm LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

24-00428w Mar 1, 8, 15, 2024

Rupcic, Johanna a/k/a Johanna M. Rupcic, deceased, of North Versailles, PA. No. 01078 of 2024. Anna Marie Dormilhal, Extr., 3401 Cornell Street, Buena Vista, PA 15018 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-00721 Mar 1, 8, 15, 2024

Simoncic, Sharlene L., deceased, of Cheswick, PA. No. 1366 of 2024. Melissa Sirota, Co-Extr. and Heather Chase, Co-Extr., c/o Timothy J. Giltinan, John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

24-00432w Mar 1, 8, 15, 2024

Smith, Andrew H., deceased, of Bethel Park, PA. No. 04613 of 2020. Lindsay M. Smith, Extr., 5450 Glen Hill Drive, Bethel Park, PA 15102 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.

24-00718 Mar 1, 8, 15, 2024

Artis, Cathy Jean, deceased, of Mount Lebanon Twp., PA. No. 0437 of 2024. Diane Beck, Extr., 206 Parkedge Rd., Pittsburgh, PA 15220 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.

24-00593 Feb 23; Mar 1, 8, 2024

Benson, James P., deceased, of North Versailles Twp., PA. No. 0870 of 2024. Dylan J. Benson, Admr., 1100 Upston St., McKeesport, PA 15133 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-00590 Feb 23; Mar 1, 8, 2024



Bowland, Virginia M., deceased, of Bridgeville, PA. No. 00386 of 2024. Michael E. Uriah, Admr., 817 West Grant Street, Houston, PA 15342 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
24-00582 Feb 23; Mar 1, 8, 2024

Brucker, Fred J., deceased, of Pittsburgh, PA. No. 00597 of 2023. Doreen Iannuzzi, Extr., 106 Marlboro Road, Pittsburgh, PA 15238 or to Gusto Sunseri, Esq., 1290 Freepport Road, Pittsburgh, PA 15238.  
24-00388w Feb 23; Mar 1, 8, 2024

Camillo, Joseph M., deceased, of Monroeville, PA. No. 0626 of 2024. Kristen Hannan, Extr., 1240 Woodbourne Avenue, Pittsburgh, PA 15226 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.  
24-00592 Feb 23; Mar 1, 8, 2024

Clark, Mary K., deceased, of Verona Borough, PA. No. 0709 of 2024. Ruth Clark Strunk, Extr., 2458 Mineral Mining Road, Kershaw, SC 29067 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
24-00576 Feb 23; Mar 1, 8, 2024

Fryer, Darlene A. a/k/a Darlene Ann Fryer, deceased, of West Deer Township, PA.

No. 0930 of 2024. Sandra Skriba, Extr., 13 Biscayne Road, Pittsburgh, PA 15239 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.  
24-00581 Feb 23; Mar 1, 8, 2024

Griffin, Dorothy J. a/k/a Dorothy Jean Griffin, deceased, of Brentwood, PA. No. 00354 of 2024. Scott F. Griffin, Extr., c/o John Paul Spina, Esq., Spina Law Associates, PC, 1002 Fifth Ave., 2nd Fl., Pittsburgh, PA 15219.  
24-00579 Feb 23; Mar 1, 8, 2024

Grunwell, Sandra Skinner, deceased, of Gibsonia, PA. No. 0610 of 2024. Linda Erskine, Extr., 161 Millerstown-Culmerville Road, Tarentum, PA 15084 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.  
24-00588 Feb 23; Mar 1, 8, 2024

Guglielmon, Peter A., deceased, of Pittsburgh, PA. No. 00620 of 2024. James A. Guglielmon, Extr., 379 Gross Street, Pittsburgh, PA 15224 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.  
24-00587 Feb 23; Mar 1, 8, 2024

Iland, Robert L. a/k/a Robert Lee Iland, deceased, of Pittsburgh, PA. No. 00220 of 2024. Kelley Owen, Extr., 760 Jefferson Drive, Pittsburgh, PA 15229 or to Michael H.

Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.  
24-00584 Feb 23; Mar 1, 8, 2024

Kaczynski, Nancy Ann a/k/a Nancy A. Kaczynski, deceased, of Pittsburgh, PA. No. 00760 of 2024. Virginia Ann Yonko, Extr., c/o Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501.  
24-00575 Feb 23; Mar 1, 8, 2024

Klemencic, Theresa R. a/k/a Theresa Ruth Klemencic, deceased, of Bridgeville, PA. No. 00783 of 2024. Margaret Duffy, Extr., 2904 Roland Avenue, Pittsburgh, PA 15207 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.  
24-00585 Feb 23; Mar 1, 8, 2024

Lutka, Ronald A. a/k/a Ronald Anthony Lutka, deceased, of Munhall, PA. No. 00605 of 2024. Teresa Lutka, Extr., 163 Parkside Dr., West Mifflin, PA 15122 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.  
24-00589 Feb 23; Mar 1, 8, 2024

Meredith, Paul M., deceased, of Pittsburgh, PA. No. 01954 of 2023. Linda E. Meredith, Extr., 220 Roscommon Place, McMurray, PA 15317 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.  
24-00594 Feb 23; Mar 1, 8, 2024

Moser, Edith, deceased, of Munhall, PA. No. 01178 of 2024. William Moser, Co-Extr., 3713 Sunset Drive, Munhall, PA 15120 and Lynne Kolodziej, Co-Extr., 370 Tara Drive, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.  
24-00385w Feb 23; Mar 1, 8, 2024

Nasci, John P. a/k/a John Primo Nasci, deceased, of Pittsburgh, PA. No. 00720 of 2024. John R. Nasci, Extr., 1134 Gill Hall Road, Jefferson Hills, PA 15025 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.  
24-00586 Feb 23; Mar 1, 8, 2024

Ortiz, Anthony, deceased, of Springdale, PA. No. 01137 of 2024. Jennifer Ortiz, Extr., 1109 Butler Road, Springdale, PA 15144 or to Gusto Sunseri, Esq., 1290 Freepport Road, Pittsburgh, PA 15238.  
24-00387w Feb 23; Mar 1, 8, 2024

Rimmel, Mary Ellen, deceased, of Pleasant Hills, PA. No. 00920 of 2024. Cynthia Weber, Extr., 2315 Wolford Street, Pittsburgh, PA 15226 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.  
24-00578 Feb 23; Mar 1, 8, 2024

Simoni, Gladys P., deceased, of Whitehall Borough, PA. No. 00653 of 2024. Craig M. Simoni, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.  
24-00580 Feb 23; Mar 1, 8, 2024

Spears, Sr., James L. a/k/a James Lee Spears, Sr. a/k/a James L. Spears, deceased, of Pittsburgh, PA. No. 00166 of 2024. Kimberly D. Spears, Admr. c.t.a., 241 Renova Street, Pittsburgh, PA 15207 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.  
24-00583 Feb 23; Mar 1, 8, 2024

Spinnenweber, Vincent William a/k/a Vincent W. Spinnenweber, deceased, of Mt. Lebanon, PA. No. 08356 of 2023. Rachel A. Riddle, Extr., 3252 Pinehurst Avenue, Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.  
24-00577 Feb 23; Mar 1, 8, 2024

Wertelet, Michelle J., deceased, of South Park Township, PA. No. 00931 of 2024. Scott Wertelet, Admr., 2009 Suzanne Drive, South Park, PA 15129 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.  
24-00591 Feb 23; Mar 1, 8, 2024

### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Nathan Martin Stefanik, Debtor. Nathan Martin Stefanik, Movant. v. Citizens Bank, N.A. f/k/a RBS Citizens, N.A., Respondent. Bankruptcy No.: 22-20168-CMB Chapter 13

Related to Document No.: 67  
Hearing Date: 03/26/2024  
Hearing Time: 2:30  
Response Deadline: 03/18/2024  
Notice Of Hearing On Motion To Sell Property Free And Divested Of Liens To the creditors and parties in interest of the above named debtor:

Notice Is Hereby Given That the Debtor, Nathan Martin Stefanik, has filed a motion for public sale of the following property:  
1133 Eisenhower Drive,  
Russellton, PA 15076

To Filippo Scolieri and Elvira Scolieri for \$35,000.00 according to the terms set forth by the Motion for Sale.

A Notice has been issued setting deadlines for objections to the sale of property and for the date of the hearing on the sale. On or before March 18, 2024, any objections shall be filed with the U.S. Bankruptcy Court, 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, with a copy served on all interested parties. A hearing is scheduled for March 26, 2024, at 2:30 p.m., before Judge Carlota M. Böhm in Court Room B, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, at which time higher/better offers will be considered and objections to the sale will be heard.

Date of Notice: February 29, 2024  
/s/ Dai Rosenblum  
Dai Rosenblum, for the Debtor  
Suite B, 254 New Castle Road  
Butler, PA 16001-2529  
(724) 283-2900 PA ID No. 31802  
dai@dairosenblumbankruptcy.com  
Arrangements for inspection prior to said sale hearing may be made with: Dai Rosenblum, Esquire, Attorney for the Debtor, Suite B, 254 New Castle Road, Butler, PA 16001, 724-283-2900, PA ID# 31802, dai@dairosenblumbankruptcy.com  
24-00840 Mar 8, 2024

### Certificate of Organization Limited Liability Company

LaVerne Lair Sochats, Esq., LaVerne Lair Sochats, PC, 4106 Butler Street, Pittsburgh, PA 15201. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Law Firm of Kevin Lumopo LLC.  
24-00480w Mar 8, 2024

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-14534. In re: Petition of Mei Ann Hommes, for change of name to Sasha Thorin Hommes. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 10, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have,



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why said name should not be changed as prayed for.

24-00484w Mar 8, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000320. In re: Petition of Jordan Alexander Chaklos-Sracic, for change of name to Jordan Alexander Chaklos. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 3, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00835 Mar 8, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-010716. Notice is hereby given to Kevin M. Deily, and all other parties of interest, that a tax sale has been initiated against the property located at 117 Melzena Street, Springdale, Allegheny County, Pennsylvania 15144, known as lot/block 626-S-086. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the February 28, 2024 Order of Court.

24-00826 Mar 8, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-24-000058

Allegheny County Central Tax Collection District, Plaintiff,  
vs.

Sterling Jones, Defendant(s).  
Sterling Jones:

You are hereby notified that on January 4, 2024 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-000058. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2020 that was to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or 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  
The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)

24-00831 Mar 8, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-24-000061

Allegheny County Central Tax Collection District, Plaintiff,  
vs.

Arthur Ford, Jr., Defendant(s).  
Arthur Ford, Jr.:

You are hereby notified that on January 4, 2024 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-000061. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2020 that was to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or 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  
The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)

24-00832 Mar 8, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-24-000064

Allegheny County Central Tax Collection District, Plaintiff,  
vs.

Joseph G. Moreno, Defendant(s).  
Joseph G. Moreno:

You are hereby notified that on January 4, 2024 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-000064. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2020 that was to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or 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  
The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)

24-00833 Mar 8, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

Case No. GD-23-10953. Notice is hereby given, per the Order of Court dated February 23, 2024 granting the plaintiff's Motion for Alternative Service, that a Complaint in Civil Action was filed by Liliana Julia Stiefel and against Mohammad A. Hossein and Jebun Neher to enforce a contract for the sale of real property located at 41 Allen Street, Pittsburgh, PA 15210. If the defendants wish to defend against the claims set forth in the Complaint in Civil Action, they must take action within twenty (20) days, either by entering a written appearance personally or by attorney and filing in writing with the Court their defenses or objections to the claims.

24-00874 Mar 8, 2024

#### Voluntary Dissolution Nonprofit Corporation

John R. Owen, Esq., Owen Law Group, LLC, 310 Grant Street, Suite 2200, Pittsburgh, PA 15219. Notice is hereby given by Superheroes Believe In Miracles, Inc., 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.

24-00829 Mar 8, 15, 2024

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

Award for Defendants Coleman and Hall. Dated 03/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40382

**Keenan vs Teris Parking, Inc.;** AR-23-002450; P-atty: Anthony J. Giannetti; D-atty: Katherine P. Berquist; Award for Plaintiff/Defendant Award in favor of Plaintiff and against original Defendant Terris Parking, Inc. only in the amount of \$37,215.28. Award in favor of additional Defendant Jesse's Landscaping, LLC. Dated 03/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40383

**Hammonds vs Rewind Properties, LLC;** AR-23-005768; P-atty: Pro Se; Non Jury Verdict Dated 03/04/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$539.93 plus costs. Defendant not appearing. No contact information for Defendant so no contact made on day of hearing. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Chen vs Port Authority of Allegheny County;** AR-23-006118; P-atty: Pro Se; D-atty: Michael E. Kennedy; Award for Plaintiff and against Defendant on liability and for Plaintiff and against Defendant on damages in the amount of \$1.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/04/24. Arbitration Board #40385

**Wells Fargo Bank, N.A. vs Woodfill;** AR-23-006146; P-atty: Nicole M. Francese; D-atty: Shane L. Weaver; Award for Plaintiff in the amount of \$10,005.52. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/04/24. Arbitration Board #40384

**JPMorgan Chase Bank, N.A. vs Walther;** AR-23-006147; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff and against Defendant Walther in the amount of \$2,502.20 plus any costs. Defendant Walther failed to appear at 10:15 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/04/24. Arbitration Board #40384

**JPMorgan Chase Bank, N.A. vs Welch;** AR-23-006148; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff and against Defendant Welch in the amount of \$5,623.34 plus any costs. Defendant failed to appear at 10:18 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/04/24. Arbitration Board #40384

## CLASSIFIED

### Employment

LITIGATION ATTORNEY—The Marnen Sinnott Law Firm is actively recruiting associate attorneys to join its civil litigation practice. Salary and advancement commensurate with experience. Please send resumes to: Jen Mitchell, Marnen Sinnott Law Firm, 516 West Tenth Street, Erie, PA 16502 or jmittell@mmbwslaw.com.

Our Health Care Power of Attorney  
and Living Will documents are  
available on the ACBA website  
for free at  
[ACBA.org/LivingWill](https://www.acba.org/LivingWill).