

SA-0000077-25; Comm. of PA vs Emmet Horsley-Harris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000089-25; Comm. of PA vs William Scott Majors; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000085-25; Comm. of PA vs Matthew Lawrence Martin; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000087-25; Comm. of PA vs John Arthur Mejia; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000088-25; Comm. of PA vs Tear L. Mikszan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000932-24; Comm. of PA vs Emmett Wilbur Miles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000086-25; Comm. of PA vs Albert Monford; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001480-24; Comm. of PA vs Marco T. Ramos Y Ramos; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000075-25; Comm. of PA vs Andrew Dalton Rose; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001094-24; Comm. of PA vs Fouad Saedi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001277-24; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001055-24; Comm. of PA vs Tyzier Snead; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000091-25; Comm. of PA vs Julius Stamper; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000082-25; Comm. of PA vs Griffin Nathanie Strong; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000073-25; Comm. of PA vs George Christop Sulesky; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001143-24; Comm. of PA vs Scott Frederick Walkowski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000907-24; Comm. of PA vs Jaya Washington; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000090-25; Comm. of PA vs Michael Richard Wesley Duray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000035-25; Comm. of PA vs Ashley Denise Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001345-24; Comm. of PA vs Lashontae Wyley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001352-24; Comm. of PA vs Lashontae Wyley; 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, May 5, 2025 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. 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, MAY 5, 2025 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, MAY 6, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MAY 12, 2025 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 AND 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 475.

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: SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Avalon

73. Devin R. Moore

GD-21-000659—\$3,830.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 819 Florence Avenue, Pittsburgh, PA 15202. Deed Book Volume 14323, Page 261. Block & Lot No. 159-H-12.

81. Mark Parker and Shirley Parker

MG-19-000984—\$114,929.31
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 415 North School Street, Pittsburgh, PA 15202. Deed Book Volume 12127, Page 143, Block and Lot 0214-S-00179-0000-00.

Baldwin Borough

96. Allison Sydeski

GD-22-008777—\$4,898.37
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin. Having erected thereon a dwelling being known and numbered as 5186 Elmwood Drive, Pittsburgh, Pennsylvania 15227. Deed Book Volume 18237, Page 492, Block and Lot Number 246-P-310.

Bethel Park

92. John O'Rourke

GD-22-014204—\$20,779.10
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, partly in the Township of Upper St. Clair and partly in the Municipality of Bethel Park: Having erected thereon a dwelling, known as 381 McMurray Road, Bethel Park, PA 15102. Deed Book 17357, Page 54. Block and Lot Number 668-D-175.

Braddock

66. Watts Memorial Chapel, Inc.

GD-23-011761—\$2,976.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a three story funeral home being known as 808 Talbot Avenue, Braddock, PA 15104. Deed Book Volume 9588, Page 174. Block & Lot No. 237-H-227.

Brentwood

7. Cherry Kay Bierer

MG-24-000690—\$77,612.92
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story brick and aluminum dwelling being known and numbered as 3512 Dauphin Street, Pittsburgh, PA 15227. Deed Book Volume 5753, Page 593. Block and Lot Number 188-A-37.

72. CBALJL, Inc.

GD-24-000713—\$6,915.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story commercial dry cleaning building being known as 4145 Brownsville Road, Pittsburgh, PA 15227. Deed Book Volume 17420, Page 234. Block & Lot 247-A-3.

Castle Shannon

18. Mary Jane Hesselman

GD-24-001052—\$13,190.13
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family dwelling being known and numbered as 3408 Lockridge Rd., Pittsburgh, PA 15234. Deed Book 4008, Page 318. Block and Lot Number 249-E-6.

Churchill

105. Sonja B. Gonzalez

MG-23-000803—\$89,983.15
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 342 Homer Drive, Turtle Creek, PA 15145. Deed Book Volume 14283, Page 375. Block and Lot Number 0372-C-00235-0000-00.

Collier

8. Patrick J. Mulligan

MG-24-000540—\$159,954.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

Dravosburg

45. Mark B. Cline

GD-23-004846—\$3,050.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 707 Clearview Drive, Dravosburg, PA 15034. Deed Book Volume 17327, Page 547. Block & Lot No. 309-B-50.

69. Jason B. Demis, Executor of the Estate of Joanne L. Drost, Deceased

GD-23-004159—\$2,339.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 121 Duquesne Avenue, Dravosburg, PA 15034. Deed Book Volume 13884, Page 64. Block & Lot No. 309-C-34.

Duquesne

33. Joseph J. Miniagio and Sandra Wilczek

GD-23-009479—\$8,856.07
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 35 Clearview Avenue, Duquesne, PA 15110. Deed Book 7953, Page 65. Block and Lot Number 304-L-250.

East Deer

34. Jade Investment Ventures, L.P., a Pennsylvania Limited Partnership

GD-22-009214—\$43,548.58
Christopher E. Vincent, Esq.
724-978-0333

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

known and numbered as 435 - 437 Freeport Road, Creighton, PA 15030. Deed Book 13144, Page 300. Block and Lot Number 841-K-212.

East McKeesport

63. Walter C. Frydrych, Jr.

GD-23-004181—\$3,255.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house being known as 1071 Messineo Avenue, East McKeesport, PA 15035. Deed Book Volume 13978, Page 399. Block & Lot No. 547-B-56.

East Pittsburgh

51. GIR Associates, LP

GD-23-002764—\$6,275.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story commercial office building being known as 805 Wood Street, East Pittsburgh, PA 15112. Deed Book Volume 10759, Page 658. Block & Lot No. 375-H-175.

Elizabeth Borough

48. Kenneth A. Kolodziej and Lori A. Kolodziej

GD-22-011062—\$2,207.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two story commercial building being known as 121 South 3rd Avenue, Elizabeth, PA 15037. Deed Book Volume 11939, Page 89. Block & Lot No. 1133-M-312.

Elizabeth Township

103. The Unknown Heirs of Stephen Ribich, Deceased and Helen E. Ribich, Deceased

GD-24-013047—\$5,663.47
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that vacant land known and numbered as Belsar Road, Elizabeth, PA 15037. Deed Book 3442, Page 157. Block and Lot Number 1268-A-301.

Forward

90. Jacob OBrien-Rice a/k/a Jacob O'Brien-Rice

MG-23-000092—\$180,726.17
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 5124 Dorris Drive, Elizabeth, PA 15037. Document Number 2021-14180, Deed Book Volume 18428, Page 273. Block and Lot Number 1272-S-00205-0000-00.

Glassport

58. Roger Lynn and Tammy Ann Jones

GD-23-007038—\$4,196.44
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a two-story frame house being known as 624 Vermont Avenue, Glassport, PA 15045. Deed Book Volume 16602, Page 109. Block & Lot No. 558-C-261.

71. Franklin A. Taddeo and Janet E. Taddeo and the United States of America

GD-10-006486—\$14,411.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Being thereon vacant commercial land being known as Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 7006, Page 261. Block & Lot No. 467-P-51.

82. Isaac Skipworth

MG-23-000405—\$76,922.34
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 702 North Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 18105, Page 523. Block and Lot 0384-H-00269-0000-00.

Harmar

65. Debra Lengle

GD-23-007029—\$4,866.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Parcel #1: Having erected thereon a one-story brick house being known as 544 Hite Road, Cheswick, PA 15024. Deed Book Volume 14534, Page 191. Block & Lot No. 625-E-171.

Parcel #2: Having thereon vacant residential land being known as Hite Road, Cheswick, PA 15024. Deed Book Volume 14534, Page 191. Block & Lot No. 625-E-169.

Harrison

5. Viveca R. Jones

MG-19-000066—\$261,603.36
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 220 Chinkapin Drive, Natrona Heights, Pennsylvania 15065. Deed Book Volume 16305, Page 543. Block and Lot Number 1846-S-00023-0000-00.

50. Raymond T. Kober, II and James S. Olson

GD-23-011764—\$4,531.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a two-story commercial building being known as 109 Chestnut Street, Natrona Heights, PA 15065. Deed Book Volume 13847, Page 413. Block & Lot No. 1368-F-281.

Ingram

31. Brian D. Dietrich

MG-23-000486—\$111,970.61
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 227 Scotia Street, Pittsburgh, Pennsylvania 15205. Deed Book Volume 16378, Page 35, Instrument Number 2016-13071, Block and Lot Number 41-J-236.

Jefferson Hills

3. Majestic Lane Development LLC

GD-22-006941—\$123,565.67
Joshua G. Stephan, Esq.
David M. Belczyk, Esq.
Christopher J. Baronzzi, Esq.
Porter Wright Morris & Arthur, LLP
412-235-1480

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon vacant agricultural land being known as and being numbered Council Place, Clairton, PA 15025, as recorded in Plan Book Volume 306, Page 120, being a portion of the lands recorded in Deed Book Volume 16731, Page 106 and Deed Book Volume 12250, Page 206, Block and Lot Number 0881-A-00250-0000-00.

57. Todd A. Wargo

GD-19-000115—\$4,611.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one-story brick house being known as 1305 Walnut Street, Clairton, PA 15025. Deed Book Volume 14121, Page 471. Block & Lot No. 1274-R-57.

100. Daniel R. Housley

AR-24-002003—\$2,663.23
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a Jefferson Ridge Community Services Association, Inc. condominium unit being known and numbered as 324 New World Drive, Clairton, PA 15025. Deed Book 13550, Page 187. Block and Lot Number 1006-C-00050-0052-00.

Leetsdale

42. Michael Scott Brown and Elizabeth Elliott Brown

GD-22-004667—\$7,758.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two and a half story frame house being known as 39 Ferry Street, Leetsdale, PA 15056. Deed Book Volume 13469, Page 563. Block & Lot No. 704-L-318.

53. Charles A. Clifford

GD-18-002497—\$12,880.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story frame house being known as 253 Beaver Street, Leetsdale, PA 15056. Deed Book Volume 17565, Page 169. Block & Lot No. 704-A-61.

Marshall

24. Walter S. Opiela, Jr.

MG-23-000375—\$116,513.10
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family residential dwelling being known and numbered as 5184 Wexford Run Road, Wexford, PA 15090. Deed Book Volume 10480, Page 161. Block and Lot Number 1822-M-2.

Town of McCandless

61. Donald P. Paul, with Notice to Heirs and Assigns

GD-18-017204—\$3,595.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two-story frame house being known as 9408 Highland Road, Pittsburgh, PA 15237. Deed Book Volume 7213, Page 619. Block & Lot No. 824-G-40.

City of McKeesport

1. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Ramon Bowie, Deceased

MG-24-000817—\$164,964.83
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a two story residential dwelling known and numbered as 1019 Franklin St., McKeesport, PA 15132. Deed Book Volume 18866, Page 293, Block & Lot No. 461-B-218.

9. Lacy Franklin Richardson and Regina Louise Richardson

MG-24-000943—\$120,575.93
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1501 Library Avenue, McKeesport, PA 15132. Deed Book 8570, Page 22. Block and Lot Number 382-C-196.

35. Eugene Kowalski and Donald Kowalski, Heirs of the Estate of Stella Kowalski a/k/a Stefania Kowalski, Deceased

GD-24-005588—\$23,871.56
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1507 Carnegie Avenue, McKeesport, PA 15132. Deed Book 12273, Page 47. Block and Lot Number 307-R-244.

55. Kathi Ann Sanford

GD-19-016981—\$6,257.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 3: Parcel #1: Having erected thereon a two story frame house known as 1038 Peebles Lane, McKeesport, PA 15132. Deed Book Volume 17280, Page 330. Block & Lot 382-A-366.

Parcel #2: Being thereon vacant residential land known as 11th Street, McKeesport, PA 15132. Deed Book Volume 17280, Page 314. Block & Lot 382-A-368.

Parcel #3: Being thereon vacant residential land known as Peebles Lane, McKeesport, PA 15132. Deed Book Volume 17280, Page 322. Block & Lot 382-A-365.

56. Charles Morgan, IV

GD-20-000998—\$4,263.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two-story stucco house being known as 1501 Beech Street, McKeesport, PA 15132. Deed Book Volume 16771, Page 6. Block & Lot No. 382-D-353.

60. Venusian Management Group I, LP

GD-23-014042—\$1,856.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Having erected thereon a one-story frame house being known as 421 Lemon Avenue,

McKeesport, PA 15132. Deed Book Volume 16726, Page 26. Block & Lot No. 555-D-43.

64. Michael J. Benedetto and Katherine K. Benedetto

GD-23-014164—\$3,680.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 6: Having erected thereon a two story frame house, known as 905 Evans Avenue, McKeesport, PA 15132. Deed Book Volume 14209, Page 343. Block & Lot No. 380-N-88.

88. Andrew Malone and Alisha Malone

MG-24-000797—\$70,333.61
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2101 Barnsdale Avenue, McKeesport, PA 15132 a/k/a 2101 Barnsdale Avenue, Mc Keesport, PA 15132. Document Number 2017-24800, Deed Book Volume 16904, Page 593. Block and Lot Number 0462-F-00025-0000-00.

95. Charles James Hollis, Jr., as believed Heir to the Estate of Marcella L. Hollis; Unknown Heirs, to the Estate of Marcella L. Hollis; and Unknown Administrators, to the Estate of Marcella L. Hollis

MG-24-000808—\$30,440.27
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1300 Pirl Street, McKeesport, PA 15132 a/k/a 1300 Pirl Street, Mc Keesport, PA 15132. Document Number 077047, Deed Book Volume 9958, Page 558. Block and Lot Number 0381-B-00311-0000-00.

Monroeville

74. John F. Balogh, Jr. and Mary L. Balogh

GD-19-002989—\$3,001.28
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick house being known as 129 Burke Drive, Monroeville, PA 15146. Deed Book Volume 5390, Page 441, Block & Lot No. 977-C-101.

79. Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Alex McSorley, deceased, Arthur McSorley, Known Heir of Alex McSorley, deceased, Beth Tarantini, Known Heir of Alex McSorley, deceased, Meghann Sowko, Known Heir of Alex McSorley, deceased, and Christina Bellissimo, Known Heir of Alex McSorley, deceased

MG-20-000019—\$173,663.36
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 407 Longview Drive, Monroeville, PA 15146. Deed Book Volume 16337, Page 181, Block and Lot 0543-M-00352-0000-00.

97. Stephen Twichell, Known Surviving Heir of Megan M. Twichell a/k/a Stephan Jackson, Deceased Heir of Peggy M. Hickey a/k/a Margaret M. Hickey, M.T. (a minor) Known Surviving Heir of Megan M. Twichell, Deceased Heir of Peggy M. Hickey a/k/a Margaret M. Hickey, and Unknown Surviving Heirs of Peggy M. Hickey a/k/a Margaret M. Hickey

GD-19-012922—\$83,007.50
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 739 Heartwood Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 15706, Page 355. Block and Lot Number 0637-F-00176-0000-00.

Mt. Lebanon

84. Elizabeth E. Pilarski and Thomas J. Pilarski

MG-19-001316—\$273,716.56
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 246 Ashland Avenue, Pittsburgh, PA 15228. Deed Book Volume 1062, Page 522, Block and Lot 0141-P-00048-0000-00.

Munhall

15. Rene C. Moreno and Kimberly G. Moreno a/k/a Kimberley G. Moreno

MG-19-000064—\$596,470.37
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 425 East 11th Avenue, Homestead, PA 15120. Deed Book Volume 19019, Page 85. Block and Lot Number 0130-L-00121-0000-02.

23. Lorna L. Lydon

GD-15-003801—\$22,932.11
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story dwelling house and garage, being known and numbered as 3915 Center Avenue, Homestead, Pennsylvania, 15120, Deed Book Volume 8206, Page 93, Block and Lot Number 133-D-156.

Neville

75. Norris Ventures, LLC

GD-24-011527—\$484,368.27
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Neville: Having thereon a residential dwelling being know and numbered as 114 1st Street, Pittsburgh, PA 15225 Deed Book Volume 59084, Page 136, Block and Lot Number 211-F-8.

North Versailles

26. Kassandra A. Montedoro

MG-24-000878—\$133,848.55
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 651 Overhill Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 15862, Page 378. Block and Lot Number 0459-A-00067-0000-00.

O'Hara

44. Rita C. Schultz and Edward C. Drexler

GD-22-007530—\$3,412.02
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one-story brick house being known as 403 Dorseyville Road, Pittsburgh, PA 15215. Deed Book Volume 9661, Page 537. Block & Lot No. 286-D-50.

89. Megan McKissick

MG-24-000543—\$102,792.31
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 117 Valley Drive, Pittsburgh, PA 15215. Document Number 1997-012497, Deed Book Volume 10036, Page 650. Block and Lot Number 0170-J-00008-0000-00.

Penn Hills

16. Jeana Lashawn Emerick

GD-23-009536—\$23,087.63
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 6358 Lowell Drive, Verona, PA 15147. Deed Book 17582, Page 286. Block and Lot Number 536-F-353.

19. Tamara Morant and Michelle Morant a/k/a Michelle Barefield, Known Heir(s) of Michael H. Patterson, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title and Interest From or Under Michael H. Patterson, Deceased

MG-22-000695—\$106,621.44
Benjamin Hoen, Esq.
216-739-5100

Situated in the Municipality of Penn Hills, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 571 Grove Road, Verona, PA 15147. Described at Book 11265, Page 269, Instrument No. 2002-113521, Parcel Number Block, Lot 229-R-119.

25. Charles E. Vaughn, Jr.

MG-23-000685—\$130,905.54
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 11697 Althea Road, Pittsburgh, Pennsylvania 15235 a/k/a 11697 Althea Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00079-0000-00.

Parcel 2: Vacant land being known and numbered as 11693 Althea Road, Pittsburgh, Pennsylvania 15235 Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00084-0000-00.

70. Sandra Lipinski

GD-24-008523—\$3,118.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story masonry frame house being known as 109 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 18180, Page 348. Block & Lot No. 449-D-202.

83. Thierno Sow, known Heir of Darlene D. Hopkins, deceased, Jerome Fuller, known Heir of Darlene D. Hopkins, deceased, Charles Fuller, known Heir of Darlene D. Hopkins, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darlene D. Hopkins, deceased

MG-23-000988—\$112,989.96
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7967 Aber Road, Verona, PA 15147. Deed Book Volume 11727, Page 556, Block and Lot 0295-E-00190-0000-00.

93. Tionna Legrande Coleman
GD-23-010668—\$34,439.33
Justin M. Tuskan, Esq.
Metz Lewis Brodman Must O'Keefe LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a one-story residential building known as 202 Duffield Avenue, Pittsburgh, PA 15235. Deed Book Volume 17177, Page 63. Block and Lot Number 369-E-353.

104. Stanley D. Hopkins and Jacquelyn D. Hopkins
MG-23-000546—\$104,230.08
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6867 Alcoma Drive, Pittsburgh, PA 15235. Deed Book Volume 9326, Page 621. Block and Lot Number 0634-E-00279-0000-00.

107. Audrea Mosesso a/k/a Audrea Slaughter, in Her Capacity as Heir of Lucious Slaughter a/k/a Lucious A. Slaughter a/k/a Lucious Andrew Slaughter, Jr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lucious Slaughter a/k/a Lucious A. Slaughter a/k/a Lucious Andrew Slaughter, Jr., Deceased
MG-23-001017—\$103,151.22
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 138 Jacob Drive, Pittsburgh, PA 15235. Deed Book Volume 10680, Page 381. Block and Lot Number 0368-L-00198-0000-00.

Pine

59. Timothy J. Giltinan, Trustee of the Maloney Family Irrevocable Trust, dated June 12, 2012
GD-23-003238—\$10,714.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one-story brick house being known as 190 Killarney Road, Wexford, PA 15090. Deed Book Volume 14929, Page 352, Block & Lot No. 1499-K-26.

Port Vue

106. Timothy M. Butko a/k/a Timothy Butko, Jr.
MG-24-000895—\$63,711.45
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1482 Romine Avenue, McKeesport, PA 15133. Deed Book Volume 16349, Page 220. Block and Lot Number 0383-S-00090-0000-00.

Richland

29. Joseph C. Dornetto
AR-24-004832—\$8,393.00
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Richland Township: Having erected thereon a Beech Street at Richland Homeowners Association dwelling being known and numbered as 401 Beech Street, Gibsonia, PA 15044. Deed Book 17561, Page 259. Block and Lot Number 1665-F-00333-0000-00.

Robinson

39. Patrick M. Norris
GD-24-011526—\$484,368.27
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having thereon a commercial building being known and numbered as 173 Old Beaver Grade Road, Coraopolis, PA 15108. Deed Book Volume 287, Page 175, Block and Lot Number 337-L-99.

Scott

2. Joyce Ann Tinney
MG-24-000721—\$24,990.90
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story residential dwelling known and numbered as 526 Magazine St., Carnegie, PA 15106. Deed Book Volume 4650, Page 173. Block & Lot No. 102-J-126.

Shaler

14. Steven Joseph Saunders
MG-24-000328—\$85,221.38
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 9 Reese Avenue, Pittsburgh, PA 15223-1329. Deed Book Volume 12930, Page 71. Block and Lot Number 0221-D-00310-0000-00.

87. John G. Arch, Executor of the Estate of Thomas A. Eichner, Deceased, and William H. Eichner
GD-17-012440—\$4,678.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story commercial building known as 1015 Sharpshill Road, Pittsburgh, PA 15215. Deed Book Volume 14737, Page 175. Block & Lot No. 222-M-26.

South Fayette

13. Deborah L. Stewart
MG-24-000830—\$156,158.83
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story residential dwelling known and numbered as 6 McClane St., Cuddy, PA 15031. Deed Book Volume 10837, Page 145. Block & Lot No. 401-D-3.

94. Kevin Kirkpatrick and Jenna Kirkpatrick
MG-24-000935—\$405,834.51
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 1003 Preserve Lane, Bridgeville, PA 15017. Document Number 2019-12325, Deed Book Volume 17603, Page 583. Block and Lot Number 0480-K-00112-0000-00.

99. Robert N. Lynch and Patricia L. Lynch
AR-24-002920—\$4,511.91
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 220 Horseshoe Circle, Bridgeville, PA 15017. Deed Book 5674, Page 737. Block and Lot Number 481-K-036.

101. Nathan D. Meyers
AR-24-002035—\$2,909.88
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association condominium unit being known and numbered as 2463 Brook Ledge Road, 33B, Bridgeville, Pennsylvania 15017. Deed Book 19415, Page 414. Block and Lot Number 481-S-473-33B.

Stowe

86. Michael Hamuicka, Jr. and Marie Hamuicka, with Notice to Heirs and Assigns and Ian Dolgosheev
GD-17-016009—\$4,494.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story brick house being known as 916 Ridge Avenue, McKees Rocks, PA 15136. Deed Book Volume 6113, Page 625. Block & Lot No. 73-K-349.

91. Frances M. Foley
MG-24-000193—\$13,622.76
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Parcel 1: Having erected a dwelling being known and numbered as 904 Liberty Street, McKees Rocks, PA 15136. Deed Book Volume 11109, Page 464, Block and Lot Number 0072-B-00358-0000-00.

Parcel 2: Vacant land being known Liberty Street, McKees Rocks, PA 15136. Deed Book Volume 11109, Page 464, Block and Lot Number 0072-B-00370-0000-00.

Swissvale

52. 7550 Realty, LLC
GD-18-013306—\$28,770.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7550 Melrose Street, Pittsburgh, PA 15218. Deed Book Volume 18785, Page 250. Block & Lot No. 235-J-164.

68. Loretta Marie Edwards
GD-23-008189—\$10,058.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7343 Burton Street,

Pittsburgh, PA 15218. Deed Book Volume 6457, Page 114. Block & Lot No. 178-L-142.

Turtle Creek

46. John Phillips
GD-23-003639—\$4,806.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two and a half story industrial warehouse known as 1111 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 18208, Page 124. Block & Lot No. 455-M-35.

Upper St. Clair

37. Jennifer Lukondi and Michael A. Fischer
GD-23-011864—\$10,946.61
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 535 Upper Road, Pittsburgh, PA 15228. Deed Book 18178, Page 403. Block and Lot Number 252-E-267.

38. Eugene F. Hlavac
GD-24-001221—\$7,981.14
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 126 Johnston Road, Pittsburgh, PA 15241. Deed Book 18075, Page 434. Block and Lot Number 570-S-4.

Wall

54. William G. Cheripka, Jr. and Kimberly A. McAfee
GD-17-011228—\$4,092.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a two-story frame house being known as 192 Wall Avenue, Wall, PA 15148. Deed Book Volume 14165, Page 451. Block & Lot No. 546-D-152.

West Deer

10. John W. Putz Junior a/k/a John W. Putz, Jr.
MG-24-000355—\$167,654.75
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 260 Shagbark Drive, Cheswick, PA 15024. Deed Book 10670, Page 256. Block and Lot Number 1360-H-128.

12. Richard S. Texter and Krista L. Texter
MG-24-000828—\$184,748.57
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a two-story residential dwelling known and numbered as 3614 North Ridge Dr., Allison Park, PA 15101. Deed Book Volume 12180, Page 292. Block & Lot No. 1214-K-40.

West Mifflin

108. Denice Fike and Jennifer Fike
MG-24-000566—\$78,721.25
Carolyn Treglia, 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 203 Rhodes Ave., West Mifflin, PA 15122. Deed Book Volume DE-17833, Page 341. Block and Lot Number 0240-S-00176-0000-00.

West View

67. Christine A. Grady and Jean B. Grady
GD-23-011627—\$2,277.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two-story brick house being known as 217 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 18209, Page 186, Block & Lot 279-C-330.

98. Ann L. Bonfiglio
MG-24-000885—\$48,583.45
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a single family residential dwelling being known and numbered as 14 Columbia Avenue, Pittsburgh, PA 15229. Deed Book Volume 11731, Page 544. Block and Lot Number 279-B-280.

White Oak

32. Patti S. Yobst
GD-24-007722—\$12,619.75
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1715 California Avenue, McKeesport, PA 15131. Deed Book 14388, Page 423. Block and Lot Number 551-B-179.

Whitehall

62. Eric D. Ovitsky
GD-24-006874—\$4,769.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story stone house being known as 3814 Provost Road, Pittsburgh, PA 15227. Deed Book Volume 11636, Page 206. Block & Lot No. 248-B-104.

Wilkinsburg

17. Bertram G. Schwartz and Susan G. Schwartz
GD-21-014336—\$16,018.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a condominium unit being known and numbered as 7403 Lighthouse Point, Pittsburgh, PA 15221. Deed Book 17203, Page 465. Block and Lot Number 298-A-50-7403.

77. Candyce L. Miller and Eugene C. Miller
GD-23-009122—\$6,770.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1164 South Ave., Pittsburgh, PA 15221. Deed Book 18218, Page 439. Block and Lot Number 233-F-230.

78. Craig Stevens and the United States of America

GD-21-014333—\$18,343.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1339 Singer Place, Pittsburgh, PA 15221. Deed Book 16665, Page 78. Block and Lot Number 175-H-275.

102. Carl T. Wilson and Marlo Cook Wilson
GD-22-012225—\$16,902.37
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 526 Holmes Street, Pittsburgh, PA 15221. Deed Book 18456, Page 563. Block and Lot Number 175-M-203.

Pittsburgh—12th Ward

30. Cromwell Properties LLC
GD-24-012000—\$709,610.45
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh (12th Ward): Parcel 1: Having erected thereon a commercial garage being known and numbered as 617-623 N. Dallas Avenue, Pittsburgh, PA 15208. Deed Book Volume 19230, Page 457, Block and Lot Number 125-L-54.

Parcel 2: Having erected thereon a dwelling being known and numbered as 6832 Kelly Street, Pittsburgh, PA 15208. Deed Book Volume 19230, Page 457, Block and Lot Number 125-L-55.

Pittsburgh—13th Ward

21. Eric J. Paxon as Executor of the Estate of Gregory A. Knox, Deceased
MG-24-000142—\$23,498.36
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1407 North Lang Avenue, Pittsburgh, PA 15208. Deed Book Volume 10180, Page 463. Block and Lot Number 0174-A-00032-0000-00.

80. Lela Ledbetter Spigner a/k/a Lela Reed Ledbetter
GD-19-004651—\$101,437.18
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1058 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume DE 17486, Page 220, Block and Lot 0231-E-00006-0000-00.

Pittsburgh—15th Ward

6. Gregory Morris
MG-24-000079—\$121,880.38
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 774 Montclair Street, Pittsburgh, PA 15217. Deed Book Volume 10776, Page 649. Block and Lot Number 88-E-64.

20. Byron O. Knight and Mary E. Knight
MG-23-001079—\$125,605.60
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 300 Winston Street, Pittsburgh, PA 15207. Deed Book Volume 9596, Page 144. Block and Lot Number 0056-R-00221-0000-00.

41. Margaret Ann Mannion a/k/a Margaret A. Mannion

MG-18-000394—\$34,229.20
Robert E. Smithson, Jr., Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4320 Stanley Street, Pittsburgh, PA 15207. Deed Book Volume 10535, Page 452, Parcel Number 55-F-135.

Pittsburgh—16th Ward

11. James R. Johns and David K. Zeiler
MG-24-000912—\$27,497.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2311 Eccles Street, Pittsburgh, PA 15210. Deed Book 17475, Page 393. Block and Lot Number 13-L-6.

85. Roberta L. Marchick
MG-24-000228—\$24,215.24
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward, City of Pittsburgh: Having thereon erected a two and one-half story concrete block and shingle dwelling being known and numbered as 416 Cathedral Avenue, Pittsburgh, PA 15210. Deed Book Volume 12063, Page 304. Block and Lot Number 32-A-302.

Pittsburgh—25th Ward

28. Ramon H. Waldon
GD-24-007367—\$5,630.03
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a Perry Point Plan dwelling being known and numbered as 749 Chautauqua Court, Pittsburgh, PA 15214. Deed Book 18332, Page 506. Block and Lot Number 045-S-039-00-1.

Pittsburgh—27th Ward

27. Michael F. McNamara and Deborah McNamara
GD-24-003653—\$105,406.65
Robert E. Smithson, Jr., Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3207 Central Avenue, Pittsburgh, PA 15212. Deed Book Volume 11005, Page 257. Block and Lot Number 76-K-102.

Pittsburgh—29th Ward

21 Apr25. Jason R. Kreutzer
MG-24-000775—\$52,339.04
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 1608 Westmont Avenue, Pittsburgh, PA 15210. Deed Book 17205, Page 241. Block and Lot Number 60-G-94.

AMENDED NOTICE

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

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

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

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Apr 10, 2025
Apr 11, 17, 25, 2025

**Looking to hire an attorney,
paralegal, legal assistant,
legal secretary or
legal administrator?**
**Post your employment
opportunity on *jobs.acba.org*.**

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:

Becer, Allan a/k/a Allan R. Becer, deceased, of Pittsburgh, PA. No. 02286 of 2025. Nancy C. Becer, Admr. and Atty., 4103 Meadowbrook Blvd., University Heights, OH 44118.

25-00717w Apr 11, 17, 24, 2025

Curtiss, Robert Earl a/k/a Robert Curtiss, deceased, of South Park, PA. No. 01569 of 2025. Andrew Michael Curtiss, Extr., 16597 W. 1st Avenue, Golden, CO 80401 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

25-01355 Apr 11, 17, 24, 2025

Gaffney, Edward, deceased, of Moon Township, PA. No. 07523 of 2024. Paula Jane Gaffney, Extr., 75 Ponce De Leon Avenue NE, #1202, Atlanta, GA 30308 or to McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

25-01354 Apr 11, 17, 24, 2025

Horwatt, Marion, deceased, of Harrison Township, PA. No. 01643 of 2025. Nancy Rainey, Admr., 120 Atlantic Avenue, Lower Burrell, PA 15068 or to Dennis F. Scarpiniti, Esq., 2120 Freeport Rd., Ste. 4, New Kensington, PA 15068.

25-01357 Apr 11, 17, 24, 2025

Jamison, Joan Marie a/k/a Joan Jamison a/k/a Joan M. Jamison, deceased, of Pittsburgh, PA. No. 01427 of 2025. Robert E. Wilson, Extr., 114 Palomino Court, Washington, PA 15301 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00728w Apr 11, 17, 24, 2025

Kish, Valerie, deceased, of Pittsburgh, PA. No. 06433 of 2024. Attila Kish, Co-Extr., 1073 McAllister Drive, New Kensington, PA 15068 and Valerie R. Rush, Co-Extr., 1202 Duffield Street, Pittsburgh, PA 15206 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00727w Apr 11, 17, 24, 2025

Lisanti, Geraldine, deceased, of Pittsburgh, PA. No. 02219 of 2025. Diane Byrne, Admr., 50 Duff Road, Apt. #206, Pittsburgh, PA 15235 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00729w Apr 11, 17, 24, 2025

Lutz, Dorothy A., deceased, of Penn Hills Township, PA. No. 02132 of 2025. Allen William Lutz, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-01356 Apr 11, 17, 24, 2025

Nichols, Dolores M., deceased, of Shaler, PA. No. 02135 of 2025. Robert I. Nichols,

Extr., 76 Eaton Avenue, Toronto, Ontario, M4J2T-5 Canada or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-00726w Apr 11, 17, 24, 2025

Rock, Jean E. a/k/a Jean Ellen Rock, deceased, of Pittsburgh, PA. No. 07032 of 2024. Diane J. Hake, Extr., 10004 Sheffield Drive, Wexford, PA 15090 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

25-01353 Apr 11, 17, 24, 2025

Shaneyfelt, Thomas, deceased, of Pleasant Hills, PA. No. 01564 of 2025. Scott Shaneyfelt, Admr., 1324 Lettie Hill Street, Pittsburgh, PA 15216 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00719w Apr 11, 17, 24, 2025

Willard, Adam, deceased, of Millvale, PA. No. 2296 of 2025. Samuel Willard, Admr., 1134 North Ave., Millvale, PA 15209 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00732w Apr 11, 17, 24, 2025

Wilson Jacobs, Patricia Ann a/k/a Patricia Ann Jacobs a/k/a Patricia A. Jacobs, deceased, of Pittsburgh, PA. No. 04377 of 2024. Donna K. Willis, Extr., 3539 Colby Street, Pittsburgh, PA 15214 or to Matthew J. Morella, Esq., MJM Law, PLLC, 2559 Brandt School Road, Suite 201, Wexford, PA 15090.

25-00724w Apr 11, 17, 24, 2025

Djeri, Mile, deceased, of Whitehall, PA. No. 01933 of 2025. Srdjan Malesh, Admr., c/o Alex Ostojich, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-00656w Apr 4, 11, 17, 2025

Hendricks, Karen S. a/k/a Karen Hendricks, deceased, of Leet Township, PA. No. 01741 of 2025. Judith I. Smith, Admr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

25-01213 Apr 4, 11, 17, 2025

Kelch, Sr., Richard R., deceased, of Pittsburgh, PA. No. 00587 of 2025. Timothy S. Kelch, Extr., 559 Carmelot Street, Irwin, PA 15642-2504 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

25-01214 Apr 4, 11, 17, 2025

Manko, William F., deceased, of Baldwin Township, PA. No. 02120 of 2025. David S. Thomas, Extr., 2655 Highway 229, Mansfield, GA 30055 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-00667w Apr 4, 11, 17, 2025

Mete, Pasquale, deceased, of Pittsburgh, PA. No. 02029 of 2025. Daniel Andrew Seibel, Admr., Citron Alex PC, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

25-00664w Apr 4, 11, 17, 2025

Miller, Gwen D., deceased, of Pittsburgh, PA. No. 00009 of 2025. Frederick N. Frank, Extr. and Atty., Frank, Gale, Bails & Pocrass, PC, 437 Grant Street, The Frick Building, Suite 1601, Pittsburgh, PA 15219.

25-01212 Apr 4, 11, 17, 2025

Moore, Rosanne, deceased, of Pittsburgh, PA. No. 01795 of 2025. Diane E. Reiche, Extr., c/o Devin Hallett Snyder, Esq., 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-00655w Apr 4, 11, 17, 2025

Pavlick, Steven, deceased, of Wexford, PA. No. 01853 of 2025. Denise Pavlick,

Admr., c/o Claire Johnson Saénz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

25-00654w Apr 4, 11, 17, 2025

Pfeifer, Jennifer A., deceased, of Cheswick, PA. No. 01753 of 2025. Lori Butler, Admr., 17 Park Drive, Cheswick, PA 15204 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00662w Apr 4, 11, 17, 2025

Ramella, Ralph Anthony a/k/a Ralph A. Ramella, deceased, of Pittsburgh, PA. No. 01927 of 2025. Lisa DiCello, Extr., 118 Bridle Trail, Venetia, PA 15367 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

25-01215 Apr 4, 11, 17, 2025

Bahnson, Alfred a/k/a Alfred Blalock Bahnson, deceased, of Fox Chapel, PA. No. 01855 of 2025. Janice Henry, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00598w Mar 28; Apr 4, 11, 2025

Brooks, Rose R., deceased, of Pittsburgh, PA. No. 01970 of 2025. Connie A. Jones-Willis, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

25-00602w Mar 28; Apr 4, 11, 2025

Fedyshyn, Ida Mae, deceased, of Kennedy Township, PA. No. 01149 of 2025. Sharon E. Cupelli, Extr., 6755 Elk Rush Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00601w Mar 28; Apr 4, 11, 2025

Herrera, Davia a/k/a Davia Jeanne Herrera, deceased, of Castle Shannon, PA. No. 06855 of 2024. Brian J. Herrera, Admr., 103 Saxonwald Lane, Pittsburgh, PA 15234 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

25-01103 Mar 28; Apr 4, 11, 2025

Kaczmarkiewicz, Dennis E., deceased, of Pittsburgh, PA. No. 01784 of 2025. Penny E. Kaczmarkiewicz, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00597w Mar 28; Apr 4, 11, 2025

Nemeth, Benjamin E., deceased, of Penn Hills, PA. No. 08120 of 2023. Edward M. Nemeth, Jr., Admr., c/o J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.

25-00596w Mar 28; Apr 4, 11, 2025

Payne, Robert Roy, deceased, of Pittsburgh, PA. No. 01591 of 2025. Margaret C. Payne, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01105 Mar 28; Apr 4, 11, 2025

Shane, Amber Lynn a/k/a Amber L. Shane, deceased, of Bethel Park, PA. No. 01650 of 2025. Patrick J. Felix, III, Admr. and Atty., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.

25-01104 Mar 28; Apr 4, 11, 2025

Sustayta, Israel J., deceased, of Bellevue, PA. No. 01723 of 2025. Melissa George, Admr., 21 S. Jackson Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.

25-01102 Mar 28; Apr 4, 11, 2025

Thompson, Charles T., deceased, of Pittsburgh, PA. No. 01980 of 2025. David W. Thompson, Extr., 694 Venetia Rd., Venetia, PA 15367 or to Charles A. Merchant, Esq.,

Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

25-00603w Mar 28; Apr 4, 11, 2025

Articles of Incorporation Business Corporation

Jason M. Plakosh, Esq., PO Box 184, Sewickley, PA 15143. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Tentum Enterprises, Inc.

25-00715w Apr 11, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002085. In re: Petition of Lauren Ashley Csaszar, for change of name to Lauren Ashley Schiavone. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 7, 2025, 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. Hunter Shreffler, Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131, Ph: 412-678-7900, Attorney for Petitioner.

25-00723w Apr 11, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-2394. In re: Petition of Andrew Dennis Murdy a/k/a Andrew D. Murdy a/k/a Andrew Murdy and Kadie Lorraine Platt a/k/a Kadie L. Platt a/k/a Kadie Platt, for change of names to Andrew Dennis Monaco and Kadie Lorraine Monaco, respectively. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, 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 names should not be changed as prayed for. Stefan A. Dann, Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 5th Floor, Pittsburgh, PA 15222, Ph: 412-297-4647, Attorney for Petitioner.

25-00730w Apr 11, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002437. In re: Petition of Ashley Elizabeth Binner, for change of name to Ashley Earley Binner. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, 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.

25-00731w Apr 11, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002429. In re: Petition of Angelo James Shipley, for change of name to Angelo James Michaels. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, 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.

25-00733w Apr 11, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002430. In re: Petition of Ryan Wayne Shipley, Jr., for change of name to Ryan Wayne Michaels. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, 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.

25-00734w Apr 11, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-003055. Notice is hereby given to Bobbi Jo McCully and all other parties of interest, that a tax sale has been scheduled for June 2, 2025 via virtual technology at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 34 Quigley Road, Cheswick, Allegheny County, Pennsylvania 15024, known as lot/block 1359-H-359. This notice acts as service of the Notice of Sheriff's Sale pursuant to the July 18, 2023 Order of Court.

25-01380 Apr 11, 2025

Notice

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

In Re: Priscilla Olsavsky, Unknown Heirs, Administrators, Executors and Assigns. Docket CS-24-000086. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Priscilla Olsavsky, Unknown Heirs, Administrators, Executors and Assigns, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 3700 Vistaview Street, West Mifflin, PA 15122; Parcel ID: 0237-P-00091-0000-00.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Sy O. Lampl, PA ID # 324741, Attorney for Petitioner, Robert O Lampl Law Office, LLC, 223 Fourth Avenue 4th Floor, Pittsburgh, PA 15222, 412-392-0330 (Office), 412-392-0335 (Fax), slamp@lampllaw.com.

25-01406 Apr 11, 2025

Meeting Notice

Pursuant to the provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 P.L. 729, No. 93 §1, notice is hereby given that the Allegheny County

Airport Authority Board and Committee meetings scheduled for Friday, April 25, 2025, will be held virtually through Webex. For more information visit: <https://flypittsburgh.com/acaa-corporate/about/leadership-board/aprilboard2025/>; and, in person - Conference Room "A," Fourth Floor Mezzanine Level, Landside Terminal, of the Pittsburgh International Airport beginning with the committee meetings at 9:30 a.m. and the board meeting at 11:00 a.m.

Solicitor

Jeffrey W. Letwin, Esq.

25-01408 Apr 11, 2025

Notice of Trust & Termination

Notice is hereby given of the administration of The Ruth A. Clark Family Trust. Ruth A. Clark, of West Deer Township, Allegheny County, Pennsylvania died October 7, 2024.

All persons indebted to The Ruth A. Clark Family Trust are requested to make payment without delay and all those having claims against Ruth A. Clark are directed to present the same without delay to the Trustee or Attorney named below:

Georgeann Starnick, Trustee, at 389 Saddlebrook Road, Gibsonia, PA 15044; or Slade R. Miller, Esq. Miller & Miller Attorneys at Law, 4767 William Flynn Highway, Allison Park PA 15101.

25-01334 Apr 4, 11, 17, 2025

Voluntary Dissolution Business Corporation

Mark A. Griffith, Esq., 408 Cedar Avenue, Pittsburgh, PA 15212. Notice is hereby given by Robinson Fore, 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.

25-00659w Apr 4, 11, 2025

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Voelker & Morris LLC vs Swayne Stacy; AR-25-002128; Contract - Debt Collection; Complaint; 11025.49; Atty(s): Voelker Charles, Morris John F

Harley Davidson Credit Corp vs Cobb John E.; AR-25-002129; Complaint in Replevin; Exhibits; 25265.49; Atty(s): McClure Shawn P

Batista Ramon G. vs General Motors LLC; AR-25-002130; Contract - Other; Complaint; Atty(s): Silverman Robert M

First Bank of Ohio vs Mahoney Michael, Byers Jonathan; AR-25-002131; Replevin; Complaint; 22309.00; Atty(s): Kruzewski Michael P

SJ Consulting Group Inc. vs Hestia Capital Management LLC; AR-25-002132; Contract - Debt Collection; Defendant's Appeal of MDJ; 12220.14; Atty(s): Labovitz William J

Discover Bank vs Pawlowski Robert; AR-25-002133; Contract - Credit Card; Plaintiff's Appeal of MDJ; 4571.47; Atty(s): Urban Matthew D.

JPMorgan Chase Bank N.A. vs Ruble Robert; AR-25-002134; Contract - Debt Collection; Exhibits; 9015.42; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Martin Lauren; AR-25-002135; Contract - Debt Collection; Exhibits; 15653.95; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Greco Natalie; AR-25-002136; Contract - Debt Collection; Exhibits; 5801.58; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Bliss Reclamation Inc., Bliss Timothy vs Stephenson Equipment Inc.; AR-25-002137; Contract - Other; Complaint; Atty(s): Bole Matthew A

Scheimer Craig vs Levy Jonathan; AR-25-002138; Other Tort; Complaint from MDJ Decision; Atty(s): Self-Represented

Dollar Bank F.S.B. vs Willey Raymond; AR-25-002139; Contract - Credit Card; Exhibits; 3366.83; Atty(s): McClure Shawn P

JPMorgan Chase Bank N.A. vs Shenoy Vinayak G.; AR-25-002140; Contract - Debt Collection; Exhibits; 3845.92; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Guy Gaynell; AR-25-002141; Contract - Debt Collection; Exhibits; 6783.72; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Shenoy Vinayak; AR-25-002142; Contract - Debt Collection; Exhibits; 9251.83; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Skeels Jennifer; AR-25-002143; Contract - Debt Collection; Exhibits; 6846.55; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Capital One Auto Finance vs Garrity Ryan Michael; AR-25-002144; Complaint in Replevin; Complaint; Atty(s): Dyer Thomas C.

JPMorgan Chase Bank N.A. vs Robinson Julius; AR-25-002145; Contract - Debt Collection; Exhibits; 5921.70; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

TD Bank USA N.A. vs Humphries Dana; AR-25-002146; Contract - Credit Card; Exhibits; 1432.97; Atty(s): Sullivan Kate

JPMorgan Chase Bank N.A. vs Harrier Megan; AR-25-002147; Contract - Debt Collection; Exhibits; 10490.43; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

IDR LLC vs Ifrah Tomer, TM Real Estate Group LLC; AR-25-002148; Contract - Debt Collection; Complaint; 11548.95; Atty(s): Cooney James R, Cooney Ryan J., Toigo Paul

JPMorgan Chase Bank N.A. vs Everard James; AR-25-002149; Contract - Debt Collection; Exhibits; 10438.50; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Robinson Julius; AR-25-002150; Contract - Debt Collection; Exhibits; 2855.70; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

O'Brien Andy vs VW Credit Leasing Ltd.; AR-25-002151; Contract - Buyer Plaintiff; Complaint; Atty(s): Smith Samantha, Morella Matthew J., Bencsis Nicholas M.

JPMorgan Chase Bank N.A. vs Waddell Angela; AR-25-002152; Contract - Debt Collection; Exhibits; 18237.32; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Reid Nia; AR-25-002153; Contract - Debt Collection; Exhibits; 10239.10; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Law Darian; AR-25-002154; Contract - Debt Collection; Exhibits; 24766.85; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Kirin James; AR-25-002155; Contract - Debt Collection; Exhibits; 7067.60; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Collins Asset Group LLC vs Kovacs Charmaine; AR-25-002156; Contract - Debt Collection; Exhibits; 22286.05; Atty(s): Tsarouhis Demetrios H.

Portfolio Recovery Associates LLC vs Kapuscinski Ryan; AR-25-002157; Contract - Debt Collection; Exhibits; 1285.91; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

JPMorgan Chase Bank N.A. vs Myers Jessica; AR-25-002158; Contract - Debt Collection; Exhibits; 13715.41; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Bogna Jonathan vs Lyle Raymond; AR-25-002159; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

Portfolio Recovery Associates LLC vs Hobdy Angela; AR-25-002160; Contract - Debt Collection; Exhibits; 6166.24; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Cosner Angela; AR-25-002161; Contract - Debt Collection; Exhibits; 1104.75; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Citibank N.A. vs McCorkle Stephanie B.; AR-25-002162; Contract - Credit Card; Exhibits; 7879.47; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Diaz Robin; AR-25-002163; Contract - Credit Card; Exhibits; 1727.56; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Portfolio Recovery Associates LLC vs Taylor Diane; AR-25-002164; Contract - Debt Collection; Exhibits; 645.89; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Citibank N.A. vs Brayton Linda; AR-25-002165; Contract - Credit Card; Exhibits; 1888.35; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana

Citibank N.A. vs Schnepf Joshua J.; AR-25-002166; Contract - Credit Card; Exhibits; 3241.32; Atty(s): Lipinski Michael Robert, Stevens Sean Patrick, Zion Ilana