

CR-0001270-24; Malik Sewell; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-attorney: **Joshua Guckert**

CR-0011069-19; Charles Que Sea Whatley; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-attorney: **Carissa Ann Davenport**

CR-0000685-19; Charles Que Sea Whatley; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-attorney: **Carissa Ann Davenport**

CR-0002986-22; Dominique Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-attorney: **Kenneth Jay Haber**

Arbitration Trial List

City-County Building
Room 702
9:00 a.m.

Wednesday
May 1, 2024

AR-24-000801; PNC Bank, National Association vs Anzevino, Jr.; P-attorney: **Andrew Loewy**

AR-24-000799; Discover Bank vs Franklin; P-attorney: **Andrew Loewy**

AR-24-000793; JPMorgan Chase Bank, N.A. vs Caruso; P-attorney: **Ian M. Lauer**

AR-24-000789; Citibank, N.A. vs Buckner; P-attorney: **Matthew Weston Pomy;** D-attorney: **Pro Se**

AR-24-000788; Miller vs General Motors, LLC; P-attorney: **Robert M. Silverman;** D-attorney: **Alexander M. Shaen**

AR-24-000787; Waldo vs General Motors, LLC; P-attorney: **Robert M. Silverman;** D-attorney: **Alexander M. Shaen**

AR-24-000782; Cavalry SPV I, LLC vs Trent; P-attorney: **David J. Apothaker;** D-attorney: **Pro Se**

AR-24-000772; Bank of America, N.A. vs Rathbun; P-attorney: **Bryan J. Polas;** D-attorney: **Dennis J. Morello**

AR-24-000766; Midland Credit Management, Inc. vs Weaver; P-attorney: **Bryan J. Polas**

AR-23-006731; Marei, et al vs UPMC Children's Hospital of Pittsburgh; P-attorney: **Michael E. Megrey;** D-attorney: **Erik Ryan Bennett**

AR-23-006630; R&R Express Logistics, Inc. vs Style Crest, Inc.; P-attorney: **Nicholas J. Godfrey;** D-attorney: **Matthew B. Barbara**

AR-23-005609; American Express, National Bank vs Murdock; P-attorney: **Jordan W. Felzer;** D-attorney: **Pro Se**

AR-23-004739; Spalla vs Hyundai Motor America; P-attorney: **Robert A. Rapkin;** D-attorney: **Jon B. Waldorf**

AR-23-004648; JPMorgan Chase Bank, N.A. vs Barlow; P-attorney: **Michael Robert Lipinski**

AR-24-000804; PNC Bank, National Association vs Engel; P-attorney: **Andrew Loewy, Jason E. Strand**

AR-24-000802; K&R Equities, LLC vs Cromwell; P-attorney: **Jordan Spahr**

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 6, 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. 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 6, 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, MAY 7, 2024, 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 13, 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 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."

Bellevue

88. Andrew Bush, Jr. in His Capacity as Heir of the Estate of Andrew L. Bush, Deceased; Kimberley Bush in Her Capacity as Heir of the Estate of Andrew L. Bush, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Andrew L. Bush, Deceased

MG-22-000623—\$99,930.38

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 76 Sumner Ave., Pittsburgh, PA 15202. Deed Book Volume 14087, Page 517. Block and Lot Number 0161-N-00112-0000-00.

90. Tony Hall

GD-23-003679—\$20,483.55

Anthony Gligio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Being vacant land known as S. Sprague Avenue, Pittsburgh, PA 15202 Deed Book Volume 1220, Page 3, Block and Lot 160-K-33.

Brackenridge

4. Nathan R. Regan and Rebecca Lyn Sylves
MG-23-000780—\$55,492.48

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 828 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 15579, Page 93. Block and Lot Number 1224-A-7.

65. Daniel W. Kolar

GD-23-002503—\$80,744.14

Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1053 9th Avenue, Brackenridge, Pennsylvania 15014. Deed Book Volume 17634, Page 347. Block and Lot Number 1367-R-00107-0000-00.

Borough of Chalfant

70. Mary C. Wilson

GD-22-015078—\$45,495.23

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a dwelling being known and numbered as 219 Greenfield Avenue, East Pittsburgh, PA 15112. Document Number 050269, Deed Book Volume 10434, Page 288. Block and Lot Number 0374-G-00256-0000-00.

Churchill

12. Eugene Ashley, Jr.

MG-23-000997—\$197,065.33

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 1648 Jamestown Place, Pittsburgh, PA 15235. Deed Book Volume 18814, Page 266. Block and Lot Number 297-D-182.

City of Clairton

13. Kawaki K. Bradford and Darius M. Bradford
MG-23-000864—\$129,706.91

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward, City of Clairton: Parcel No. 1: Having erected thereon a dwelling being known and

numbered as 292 Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 878-E-252.

Parcel No. 2: Being vacant land known as Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 878-E-251.

Collier

58. William Garrison, with Notice to Heirs and Assigns

GD-23-013359—\$24,026.28
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having thereon vacant residential land known as Thompson Avenue, Carnegie, PA 15106. Deed Book Volume 2478, Page 712. Block & Lot No. 147-B-15.

91. Stanley C. Perkowski

MG-20-000271—\$183,892.38
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having thereon a residential dwelling being known and numbered as 134 Baldwin Road, Carnegie, PA 15106 Deed Book Volume 13761, Page 190. Block and Lot Number 202-F-12.

Coraopolis

9. Joseph A. Bodnar

MG-23-000920—\$71,575.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1865 Montour Street, Coraopolis, PA 15108. Deed Book 15710, Page 295. Block and Lot Number 341-L-188.

Duquesne

17. Unknown Heirs, of the Estate of George C. Booker; and Unknown Administrators, of the Estate of George C. Booker

GD-23-012957—\$45,732.49
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 816 Hinnerman Street, Duquesne, PA 15110 a/k/a 816 Hinnerman Street, Duquesne, PA 15110. Document Number 007553, Deed Book Volume 9868, Page 193. Block and Lot Number 0306-D-00190-0000-00.

Elizabeth Borough

61. GERALYN SCURFIELD

GD-23-011259—\$19,932.80
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 509 5th Avenue, Elizabeth, PA 15037. Deed Book 14987, Page 494. Block and Lot Number 1133-R-123.

85. Timothy P. McEvoy

MG-22-000578—\$50,413.88
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 155 Ellsworth Avenue, Elizabeth, Pennsylvania 15037.

Deed Book Volume 16247, Page 227, Block and Lot Number 1132-E-142.

Elizabeth Township

60. Tabitha Schempp, Administratrix of the Estate of Richard J. Tomco, Deceased

GD-23-011260—\$36,947.78
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single dwelling being known and numbered as 727 Scenery Drive, Elizabeth, PA 15037. Deed Book 13198, Page 569. Block and Lot Number 1130-K-228.

Emsworth

76. Jennifer A. Lindell and James R. Lindell

MG-20-000234—\$128,149.62
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Emsworth: Having erected thereon a dwelling being known and numbered as 153 Orchard Avenue, Pittsburgh, PA 15202. Deed Book Volume 12271, Page 109. Block and Lot 0276-N-00168-0000-00.

Etna

21. Mary Ellen Suchma

MG-23-000951—\$72,579.78
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Etna: Having erected thereon a dwelling being known and numbered as 55 Wilson Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 15036, Page 574, Instrument 2012-27102, Block and Lot Number 221-M-96.

83. Jordan Michael Walthour

MG-20-000413—\$121,561.97
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 179 Washington Street, Pittsburgh, PA 15223. Deed Book Volume 17807, Page 119. Block and Lot 0166-R-00161-0000-00.

Findlay

7. Herman Trails, L.P.

GD-23-012122—\$543,906.72
Michael A. Shiner, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Being a vacant parcel of land known as Potato Garden Run Road, Imperial, Pennsylvania 15126. Deed Book Volume 17710, Page 160. Block and Lot Number 1468-G-100.

95. Dale A. Kaymark

MG-17-001311—\$477,011.45
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Findlay Township: Having erected thereon a 2 story dwelling known and numbered as 108 Economy Grade Road, Coraopolis, PA 15108. Deed Book Volume 11944, and Page 489. Block & Lot No. 1051-K-106.

Forward

1. Wendy Lee Williams

GD-22-012434—\$25,010.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a mobile home dwelling being known and numbered as 421 Elkhorn Road, Monongahela, PA 15063. Deed Book 8523, Page 226. Block and Lot Number 1912-E-26.

100. Terry G. Richardson

MG-23-000505—\$105,484.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Forward Township: Having erected thereon a dwelling being known and numbered as 2460 Manown Road, Monongahela, PA 15063. Document Number 2019-15919, Deed Book Volume 17640, Page 383. Block and Lot Number 2274-A-00284-0000-00.

Franklin Park

26. Edward A. Brethauer, III, Executor of the Estate of Darlene A. McCarthy, c/o Heidi Rai Stewart, Esquire

MG-22-000294—\$486,675.95
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Franklin Park Borough: Having erected thereon a dwelling being known and numbered as 2361 West Gate Drive, Pittsburgh, Pennsylvania 15237 a/k/a 2361 Westgate Drive, Pittsburgh, Pennsylvania 15237. Deed Book Volume 7176, Page 39. Block and Lot Number 0942-J-00104-0000-00.

Glassport

73. Craig L. Rice, Solely as Heir to the Estate of Cindy L. Rice a/k/a Cindy L. Bartek, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Cindy L. Rice a/k/a Cindy L. Bartek, Deceased

MG-23-000787—\$43,466.75
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Glassport Borough: Having erected thereon a 1 story dwelling known and numbered as 722 Delaware Avenue, Glassport, PA 15045. Deed Book Volume 8979, and Page 478. Block & Lot No. 558-G-382.

Hampton

68. Christopher Titterington

MG-23-000965—\$204,732.75
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3828 Arizona Drive, Allison Park, PA 15101. Document Number 2016-39485, Deed Book Volume 16641, Page 187. Block and Lot Number 0615-G-00294-0000-00.

Harrison

31. Steven M. Loveland

GD-23-003741—\$56,039.11
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

Homestead

104. Pauline Wilson, with Notice to Heirs and Assigns

GD-23-012423—\$2,546.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story frame house known as 230 East 15th Avenue, Homestead, PA 15120. Deed Book Volume 5985, Page 349. Block & Lot No. 131-C-294.

Indiana

25. Jonathan J. Martin and the United States of America

MG-18-000566—\$154,871.40
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 401 Rich Hill Road, Cheswick, PA 15024. Deed Book Volume 13577, Page 446. Block and Lot Number 837-K-71.

92. Timothy S. Radigan

MG-23-000955—\$128,790.57
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 233 Klein Road, Glenshaw, PA 15116. Deed Book Volume VL-13571, Page 399, Block and Lot 0618-P-00154-0000-00.

Jefferson Hills

89. Mark D. Maglicco

MG-23-000928—\$210,348.79
Thomas E. Reilly, Esq.
724-933-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 714 Old Clairton Road, Clairton, PA 15025, Deed Book Volume 18706, Page 416, Block and Lot 767-L-9.

Liberty

36. Dawn A. Borreggine

GD-23-011234—\$55,960.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 813 Lauck Ave., McKeesport, PA 15133. Deed Book Volume 11846, Page 533. Block and Lot 0465-R-00029-0000-00.

72. Timothy J. Kane a/k/a Timothy John Kane, in His Capacity as Administrator and Heir of the Estate of Timothy R. Kane a/k/a Timothy Robert Kane; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Timothy R. Kane a/k/a Timothy Robert Kane

MG-23-000345—\$35,264.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2811 F Street, McKeesport, PA 15133. Deed Book Volume 13403, Page 379. Block and Lot 0465-R-00270-0000-00.

City of McKeesport

10. Brandon Conner, Solely in His Capacity as Heir of Bill Wright, Deceased, Crystal Conner, Solely in Her Capacity as Heir of Bill Wright, Deceased, and Unknown Heirs of Bill Wright, Deceased

MG-19-001137—\$50,631.45
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1611 Wesley Street, McKeesport, PA 15132. Deed Book 16837, Page 421. Block and Lot Number 381-H-226.

32. Najla L. Sayles

MG-23-000525—\$44,611.75
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 806 North Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 17378, Page 238. Block and Lot Number 380-M-6.

39. Nura Saunders

MG-23-000451—\$69,479.78
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 710 Franklin Street, McKeesport, PA 15132. Deed Book Volume 14238, Page 48. Block and Lot Number 460-N-188.

Monroeville

69. Debora M. Kruper

MG-23-001059—\$64,639.65
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 101 Meadow Gap Drive, Monroeville, PA 15146. Document Number 2006-4772, Deed Book Volume 12753, Page 59. Block and Lot Number 0544-L-00006-0001-00.

93. Dorothy Mae Bartolomeo

MG-23-000156—\$119,642.41
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 523 Holly Drive, Monroeville, PA 15146. Deed Book Volume 5273, Page 561, Block and Lot 0742-N-00202-0000-00.

Mt. Lebanon

94. Charles T. Lanphear, Kimberly P. Lanphear, United States of America, Department of Treasury - Internal Revenue Service, RSP Pittsburgh, Inc.

MG-16-000184—\$409,962.39

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mount Lebanon: Having erected thereon a dwelling being known and numbered as 834 Washington Road, Pittsburgh, PA 15228. Deed Book Volume 17841, Page 290, Block and Lot 0141-N-00169-0000-00.

North Versailles

18. Robert G. Main

GD-22-013924—\$22,937.13
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1055 Preston Drive, North Versailles, PA 15137. Deed Book 14810, Page 255. Block and Lot Number 751-A-048.

38. Barbara E. Priestley

MG-23-001002—\$28,185.05
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 716 3rd Street, North Versailles, PA 15137. Deed Book Volume 11358, Page 215. Block and Lot Number 643-N-178.

Oakdale

5. Shallyn A. Bodnar and Scott A. Rold

MG-23-001122—\$93,720.52
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 205 Spring Street, Oakdale, PA 15071. Deed Book Volume 16260, Page 118. Block and Lot Number 492-S-364.

O'Hara

15. Lawrence E. Callahan and Regina M. Callahan

MG-23-001032—\$40,707.96
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 200 Virginia Manor Drive, Pittsburgh, PA 15215. Deed Book Volume 8991, Page 631. Block/Lot # 286-N-88.

27. Lawrence E. Callahan and Regina M. Callahan

MG-22-000841—\$331,341.45
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a dwelling being known and numbered as 200 Virginia Manor Drive, Pittsburgh, Pennsylvania 15215. Deed Book Volume 8991, Page 631. Block and Lot Number 0286-N-00088-0000-00.

Penn Hills

14. Jessica Warren as Known Heir of Charlotte E. Thompson a/k/a Charlotte Thompson; and All Unknown Heirs of Charlotte E. Thompson a/k/a Charlotte Thompson

MG-23-000434—\$16,722.22

Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as 1316 Oberlin Street, Pittsburgh, PA 15206. Deed Book Volume 4504, Page 313. Block/Lot # 0174-C-00210.

20. Heather K. Hoolahan and Leonard M. Hoolahan

MG-23-000263—\$53,583.03
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 6675 Poketa Road, Verona, PA 15147. Deed Book Volume 9676, Page 39. Block and Lot Number 447-G-95.

24. Donald J. Houck

GD-20-012448—\$6,850.93
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 5104 Verona Road, Verona, PA 15147. Deed Book 12126, Page 414. Block and Lot Number 367-F-22.

63. Lacey L. Jones, Jr., Administrator of the Estate of Jeannette M. Jones, Deceased

MG-23-000894—\$75,093.33
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 110 Palmetto Drive, Pittsburgh, PA 15235. Deed Book Volume 12136, Page 189. Block and Lot Number 633-P-150.

Parcel No. 2: Being a vacant lot of land known and numbered as Palmetto Drive, Pittsburgh, PA 15235. Deed Book Volume 12136, Page 189. Block and Lot Number 634-B-47.

71. Tom Zagaja

MG-23-001142—\$170,857.66
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 413 Janice Drive, Pittsburgh, PA 15235. Document Number 2022-23868, Deed Book Volume 18993, Page 131. Block and Lot Number 0369-D-00267-0000-00.

79. Walter R. Dean Known Heir to the Estate of Thelma J. Dean, and the Unknown Heirs of the Estate of Thelma J. Dean

MG-22-000800—\$70,746.21
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills, (formerly Township of Penn): Having currently erected thereon a single family dwelling being known as 4940 3rd Street, Verona, PA 15147. Deed Book 8756, Page 432, Block and Lot 0367-F-00190-0000-00

81. Veronica A. Scott

GD-22-013722—\$16,894.12
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 146 Suncrest Drive, Verona, PA 15147. Deed Book 5606, Page 52. Block and Lot Number 295-A-154.

82. Debora Jackson, Known Surviving Heir of Barbara J. Lawson, Roderick Lawson, Known Surviving Heir of Barbara J. Lawson, and Unknown Surviving Heirs of Barbara J. Lawson

GD-21-007921—\$268,945.51
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 517 Hoover Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume VL-13092, Page 335. Block and Lot Number 0451-A-00334-0000-00.

96. Shirley J. McClendon

MG-23-000567—\$105,865.29
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 230 Evaline Street, Pittsburgh, PA 15235. Deed Book Volume 6628, Page 570. Block and Lot 0296-C-00093-0000-00.

Pleasant Hills

29. James W. Allan

GD-23-005788—\$137,568.10
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a single family residential dwelling being known and numbered as 350 Mowry Drive, Pittsburgh, PA 15236. Deed Book Volume 5117, Page 69. Block and Lot Number 562-F-180.

Ross

28. Kevin W. Forsythe, Jr. and Patricia Riva Marques

MG-23-000368—\$219,434.55
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 92 York Drive, Pittsburgh, PA 15214. Deed Book Volume 17581, Page 495. Block and Lot Number 0162-E-00054-0000-00.

47. Robert G. Kuntz

GD-22-013191—\$20,525.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house being known as 532 Roseland Avenue, Pittsburgh, PA 15214. Deed Book Volume 4658, Page 683. Block & Lot No. 163-A-222.

48. David Allen

GD-21-010899—\$5,800.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon agricultural vacant land known as Mount Troy Road, Pittsburgh, PA 15214. Deed Book Volume 18071, Page 393, Block & Lot 164-E-90.

Sewickley Hills

98. Ellen Ohler, Known Heir of John Henry Schuck, Deceased & Florence Jenney Schuck, Known Heir of John Robert Schuck, Deceased, the Unknown Heirs of

David Parker Schuck, Jr., Deceased, the Unknown Heirs of Jean S. Gross, Deceased, the Unknown Heirs of Helen Evans, Deceased & the Unknown Heirs of Nellie C. Schuck, Deceased

GD-23-005420—\$11,511.09

Robert J. Garvin
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Approximately 1.37 acres vacant land, being known as W. Side Ohio Line, Sewickley, PA 15143. Deed Book Volume 4501, Page 372, Block and Lot Number 821-J-17.

Shaler

34. Aaron Flook a/k/a Aaron S. Flook and Michele L. Flook a/k/a Michele Flook

MG-22-000953—\$27,062.34

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 106 E. Senessee Street, Pittsburgh, PA 15223. Deed Book 10963, Page 180. Block and Lot Number 284-G-26.

South Fayette

66. Nance J. Steranka and the United States of America

GD-19-011604—\$4,123.03

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one story condominium unit being known as 321 Ridge Point Circle, Apt. 12, Bridgeville, PA 15017, Unit B12, in the Hunting Ridge, No. 1, Condominium. Deed Book Volume 19410, Page 383. Block & Lot No. 572-C-101-012B.

South Park

46. Madeline L. Lee, With Notice to Heirs and Assigns

GD-15-008675—\$3,649.33

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story frame house being known as 1110 Edith Avenue, Pittsburgh, PA 15236. Deed Book Volume 3993, Page 492. Block & Lot No. 473-R-100.

51. Frank Donolo and Deborah Donolo

GD-19-011599—\$3,346.25

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two family, two story frame house being known as 3815 Grant Street, South Park, PA 15129. Deed Book Volume 8968, Page 237. Block & Lot No. 1009-B-131.

52. Slopes Holdings, LLC

GD-15-003556—\$6,105.25

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story masonry frame house being known as 1124 Wilhelm Avenue, Pittsburgh, PA 15236. Deed Book Volume 18161, Page 578. Block & Lot No. 564-C-248.

Springdale Township

42. Isabelle Kymer, with Notice to Heirs and Assigns

GD-23-013360—\$3,582.49

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 3144, Page 402. Block & Lot No. 732-C-154.

43. Valley View Land and Construction Company

GD-23-013362—\$5,265.99

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2155, Page 664. Block & Lot No. 732-B-397.

44. Unknown Heirs of Jovo Miljus and Unknown Heirs of Mikla Miljus

GD-23-013519—\$12,187.60

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-L-61.

Parcel #2: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-P-217.

Parcel #3: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-P-228.

Parcel #4: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-R-20.

Parcel #5: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-R-84.

45. Unknown Heirs of Pearlre Trempus, Unknown Heirs of Mary Jane Haas, Unknown Heirs of Lewis J. Linderman, Unknown Heirs of Bette Duris, Unknown Heirs of Jack F. Linderman, Unknown Heirs of Torrence B. Linderman, William Negrich, Jr., Executor and Heir of Rhoda Negrich, John E. Negrich, Known Heir of Rhoda Negrich, Rhonda Staraha, Known Heir of Rhoda Negrich, Unknown Heirs of Dewey Linderman, Ronald Linderman with Notice to Heirs and Assigns

GD-23-013560—\$29,330.36

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant commercial land known as Freeport Road, Cheswick, PA 15024. Deed Book Volume 5310, Page 3. Block & Lot No. 731-R-212.

Parcel #2: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 5310, Page 3. Block & Lot No. 731-L-50.

55. Unknown Heirs of Frank J. Matko and Unknown Heirs of Joseph Miklic

GD-23-013531—\$3,898.02

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2300, Page 547, and Deed Book Volume 2160, Page 722. Block & Lot No. 732-C-98.

56. Kerry Mattern

GD-23-013358—\$12,090.24

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 16921, Page 22. Block & Lot No. 731-L-210.

Parcel #2: Having erected thereon a one and a half story frame house known as 35 Valley View Drive, Springdale, PA 15144. Deed Book Volume 16921, Page 16. Block & Lot No. 731-L-196.

Stowe

3. Unknown Surviving Heirs of Alice Ali

MG-22-000401—\$90,777.21

Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 810 Woodward Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 11635, Page 114. Block and Lot Number 0073-P-00003-0000-00.

11. Cathleen M. Harbaugh

MG-23-000227—\$115,561.72

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1109 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 16502, Page 271. Block and Lot Number 73-K-244.

Swissvale

19. Michael F. Valko, Jr., as Known Heir of Mary Valko, Deceased and All Unknown Heirs of Mary Valko, Deceased

GD-23-005839—\$5,101.16

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 91 Lilmont Drive, Pittsburgh, PA 15218. Deed Book 3996, Page 713. Block and Lot Number 235-L-308.

Turtle Creek

86. Jennifer D. Diemer and Sarah E. Diemer

MG-23-000908—\$76,012.97

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: 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 Number 0455-H-00039-0000-00.

West Deer

41. William Nickholds, Ronald Nickholds and Kenneth Nickholds, Deceased as Known Heirs of Alfred A. Nickholds, Deceased and Jeremy Nickholds and Kara Nickholds, as Known Heirs of Kenneth Nickholds, Deceased and All Unknown Heirs of Alfred A. Nickholds, Deceased and Mary Margaret Nickholds, Deceased

GD-23-009460—\$34,014.34

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon vacant land being known as Clendenning Road,

Gibsonia, PA 15044. Deed Book 3055, Page 365. Block and Lot Number 1833-L-126.

West Homestead

101. FFI Group LLC

GD-23-012418—\$6,859.37

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story frame house known as 473 New 8th Avenue, Homestead, PA 15120. Deed Book Volume 13341, Page 317. Block & Lot No. 90-H-230.

103. George Afanasieff, with Notice to Heirs and Assigns & Rose M. Afanasieff, with Notice to Heirs and Assigns

GD-23-012293—\$2,655.24

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story frame house known as 225 West 10th Avenue, Homestead, PA 15120. Deed Book Volume 3409, Page 48. Block & Lot No. 131-A-34.

West Mifflin

53. Harry Digby and Donald Fisher

GD-21-004386—\$5,546.16

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story commercial garage being known as 800 Thompson Run Road, West Mifflin, PA 15122. Deed Book Volume 6673, Page 492. Block & Lot No. 242-A-30.

67. Casey Eiler

GD-24-000070—\$133,820.32

Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known as 4820 Brierly Drive E., West Mifflin, PA 15122. DBV 18169, PG. 226, Block & Lot No. 184-D-61.

97. Stephen Fait, in His Capacity as Heir of John L. Fait a/k/a John L. Fait, Sr.; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under John L. Fait a/k/a John L. Fait, Sr.

MG-23-000199—\$50,870.54

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4308 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 13206, Page 220. Block and Lot 0238-L-00053-0000-00.

West View

75. Kevin M. Beyerl and Jennifer J. Beyerl

MG-23-000357—\$77,932.41

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 228 Ridgewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12691, Page 496. Block and Lot 0280-G-00020-0000-00.

White Oak**40. Danielle M. Small**

MG-23-000506—\$49,455.92
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1103 California Avenue, McKeesport, Pennsylvania 15131 a/k/a 1103 California Avenue, White Oak, Pennsylvania 15131. Deed Book Volume 16984, Page 269. Block and Lot Number 0460-R-00096-0000-00.

102. Jeffrey B. Spitz

GD-23-012289—\$7,508.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Parcel #1: Having erected thereon a one story masonry frame house being known as 3203 Muse Lane, McKeesport, PA 15131. Deed Book Volume 7871, Page 152. Block & Lot 648-M-328.

Parcel #2: Being thereon vacant residential land known as Muse Lane, McKeesport, PA 15131. Deed Book Volume 9151, Page 529. Block & Lot 648-M-323.

Wilkins**8. Amber L. Chernick and Daniel W. Lekovitch**

MG-22-000657—\$56,783.44
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 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

Wilkinsburg**23. Mandi Al Khalidi**

GD-22-009677—\$21,032.21
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 2071 Boggs Ave., Pittsburgh, PA 15221. Deed Book 13240, Page 67. Block and Lot Number 297-F-74.

59. Calvin L. Snead

GD-23-005676—\$14,839.97
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 1332 Wood St., Pittsburgh, PA 15221. Deed Book 19200, Page 479. Block and Lot Number 175-H-300.

62. Pinky Inc., LLC

GD-22-010701—\$32,709.59
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 1856 Montier Street, Pittsburgh, PA 15221. Deed Book 18180, Page 291. Block and Lot Number 232-H-273.

78. Desiree Simmons

MG-23-000002—\$64,386.38
Patrick J. Wesner, Esq.
856-810-5815

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

Wilkinsburg: Having currently erected thereon a single family dwelling being known as 2232 Chalfant Street, Pittsburgh, PA 15221. Deed Book 12082, Page 410. Block and Lot 0297-B-00155-0000-00.

80. Carol McCown

GD-22-003619—\$31,388.11
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 1448 Franklin Ave., Pittsburgh, PA 15221. Deed Book 17392, Page 575. Block and Lot Number 233-H-24.

Pittsburgh—2nd Ward**99. Eric Harris**

MG-23-001080—\$490,500.87
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Pittsburgh: Having erected thereon a condominium unit being known and numbered as 350 Oliver Avenue, Unit 905, Pittsburgh, Pennsylvania 15222. Deed Book Volume 18948, Page 259. Block and Lot Number 0002-A-00127-0905-00.

Pittsburgh—9th Ward**77. David T. Jockel**

MG-23-000794—\$29,037.95
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 214 Taylor St., Pittsburgh, PA 15224. Deed Book Volume 12640, Page 374. Block and Lot 0049-S-00232-0000-00.

84. The Unknown Heirs, Executors and/or Administrators of the Estate of Mary Louise Parra, Thomas R. Lesko and Trisanne Lesko n/k/a Trisanne Lesko Nahas

MG-23-000721—\$15,053.37
Kristine M. Anthon, Esq.
Gren & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 9th Ward: Having erected thereon a dwelling known as 4213 Bessemer Street, Pittsburgh, PA 15201. DBV 8712, PG. 102, Block & Lot No. 49-F-352.

Pittsburgh—12th Ward**33. Barbara L. Caldwell a/k/a Barbara L. Aboagye a/k/a Barbara Aboagye**

GD-23-007649—\$31,533.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1712 Laporte Street, Pittsburgh, PA 15206. Deed Book 12115, Page 532. Block and Lot Number 173-C-234.

Pittsburgh—16th Ward**37. Kathleen L. Jones a/k/a Kathleen L. Abell**

MG-23-000015—\$84,220.33
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2636 Cobden St., Pittsburgh, PA 15203. Deed Book Volume 11219, Page 620. Block and Lot 0013-H-00086-0000-00.

Pittsburgh—20th Ward**22. Marcus T. Blackwell**

MG-23-001150—\$35,561.13
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1100 Crucible Street, Pittsburgh, Pennsylvania 15220. Deed Book Volume 15471, Page 199, Instrument 2013-36330, Block and Lot Number 20-P-174.

Pittsburgh—26th Ward**16. David I. Schuilenburg**

MG-23-000264—\$64,388.58
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 26: Having erected thereon a dwelling being known and numbered as 3614 Colby Street, Pittsburgh, PA 15214-2110. Document Number 2010-21328, Deed Book Volume 14346, Page 482. Block and Lot Number 0116-G-00258-0000-00.

Pittsburgh—28th Ward**64. Karen Ann Robbins a/k/a Karen A. Ellison**

MG-23-000863—\$72,128.73
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 308 Stratmore Street, Pittsburgh, PA 15205. Deed Book Volume 11882, Page 277. Block and Lot Number 40-G-92.

Pittsburgh—29th Ward

74. John McGrath, in His Capacity as Heir of Ruth E. McGrath; Donald McGrath, in His Capacity as Heir of Ruth E. McGrath; Craig McGrath, in His Capacity as Heir of Kathleen McGrath, Deceased Heir of Ruth E. McGrath; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ruth E. McGrath

MG-22-000556—\$90,035.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2723 Steiner Street, Pittsburgh, PA 15227. Deed Book Volume 12711, Page 576. Block and Lot 0094-F-00350-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Apr 11, 2024

Apr 12, 19, 26, 2024

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an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?

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opportunity on
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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:

Bozzo, Jr., Frank T., deceased, of Glenshaw, PA. No. 02390 of 2024. Mark A. Bozzo, Extr., 225 Vilsack Road, Glenshaw, PA 15116 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.
24-00799w Apr 26; May 3, 10, 2024

Camp, Sandra L., deceased, of Gibsonia, PA. No. 02580 of 2024. Christopher N. Camp, Extr., 112 Robin Trail, New Brighton, PA 15066 or to Melanie M. LaSota, Esq., Business & Succession Planning Advisors, LLC, One PPG Pl., Ste. 1710, Pittsburgh, PA 15222-5416.
24-00808w Apr 26; May 3, 10, 2024

Colabrese, Frederick, deceased, of Pittsburgh, PA. No. 02452 of 2024. Ronald S. Colabrese, Extr., c/o Walter J. Nalducci, Esq., Cutruzzola & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.
24-00793w Apr 26; May 3, 10, 2024

Deramo, Jacqueline a/k/a Jacqueline A. Deramo, deceased, of Baldwin, PA. No. 02665 of 2024. Donald P. Deramo, Extr., 2419 Nicholson Road, Sewickley, PA 15143 or to Michael S. Antol, Esq., Antol & Stokes, LLC, 11676 Perry Highway, Building III, Suite 3305, Wexford, PA 15090.
24-00792w Apr 26; May 3, 10, 2024

Devey, Margaret L., deceased, of West Mifflin, PA. No. 02679 of 2024. Nancy J. Watson, Extr., 1804 Vermont Avenue, West Mifflin, PA 15122 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
24-00797w Apr 26; May 3, 10, 2024

Ferrere, Marcel P., deceased, of Pittsburgh, PA. No. 02591 of 2024. Donna J. Ferrere, Extr., 100 Adams Avenue, Apartment 322, Pittsburgh, PA 15243 or to Timothy L. McNickle, Esq., McNickle & Bonner, LLP, 209 West Pine Street, Grove City, PA 16127.
24-00809w Apr 26; May 3, 10, 2024

Gibson, Virginia L., deceased, of Port Vue Borough, PA. No. 02535 of 2024. Lori A. Ward, Admr., 14285 Michael Drive, North Huntingdon, PA 15642 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.
24-01502 Apr 26; May 3, 10, 2024

Hamilton, Joel C., deceased, of Pittsburgh, PA. No. 02663 of 2024. Kimberly Hamilton, Admr., 211 Kimport Ave., Boalsburg, PA 16827.
24-00812w Apr 26; May 3, 10, 2024

Hine, Van Alan, deceased, of McCandless Township, PA. No. 02722 of 2024. Vanessa Alyce Scimone, Extr., 1829 Tyler Street, Aliquippa, PA 15001 or to Terrence M. Ging,

Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.
24-00805w Apr 26; May 3, 10, 2024

Laws, Antoinette, deceased, of Penn Hills, PA. No. 02618 of 2024. Jamie Logan, Admr., 116 Shady Lane, Trafford, PA 15085 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.
24-00801w Apr 26; May 3, 10, 2024

Mannella, Sally Mae - Late of Collier Twp., Allegheny County, PA. D.O.D. 2/3/24. Will #022401836. Dominic Mannella, Jr., Executor, 147 Cloverleaf Dr., Carnegie, PA 15106. Gladys E. Balcarcel, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101.
24-01577 Apr 26; May 3, 10, 2024

Moorcroft, Kathleen M., deceased, of West Mifflin, PA. No. 02676 of 2024. Kellie Norkus, Co-Admr., 179 Stonewood Drive, Bethel Park, PA 15102 and Caitlin Bacik, Co-Admr., 904 Rhodes Avenue, West Mifflin, PA 15122 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
24-00794w Apr 26; May 3, 10, 2024

Palmer, Winthrop Richard - Late of Sewickley Twp., Allegheny County, PA. D.O.D. 8/31/23. Will #022307248. Matthew Michael Palmer, Executor, c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038; Daniella A. Horn, Atty., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.
24-01576 Apr 26; May 3, 10, 2024

Radisausky, Clara A., deceased, of Munhall, PA. No. 02617 of 2024. Daniel Radisausky, Extr., 4015 Superior Street, Munhall, PA 15120 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.
24-00802w Apr 26; May 3, 10, 2024

Robey, Valerie J., deceased, of Indiana Township, PA. No. 01430 of 2024. Joshua T. Robey, Admr., 9228 Cromwell Drive, Pittsburgh, PA 15237 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.
24-00800w Apr 26; May 3, 10, 2024

Sandor, Jr., John M., deceased, of East Pittsburgh, PA. No. 02184 of 2024. John M. Sandor, Admr., c/o David J. Eckle, Esq., Law Office of David J. Eckle, 244 Center Road, Suite 202, Monroeville, PA 15146.
24-00813w Apr 26; May 3, 10, 2024

Yancey, Jewel, deceased, of Pittsburgh, PA. No. 02550 of 2024. Azari Yancey, Admr., c/o Quintarra Morant, Esq., P.O. Box 10946, Pittsburgh, PA 15236.
24-01503 Apr 26; May 3, 10, 2024

Dale, Robert N., deceased, of Niceville, FL. No. 2344 of 2024. Gary N. Dale, Extr., 2425 Roberts Drive, Niceville, FL 32578 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
24-00767w Apr 19, 26; May 3, 2024

Halich, Gladys H. a/k/a Gladys Halich, deceased, of Glenshaw, PA. No. 02365 of 2024. Tracey L. Cekada, Extr., 629 Kuhns Lane, Natrona Heights, PA 15065 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-01404 Apr 19, 26; May 3, 2024

Knuefener, Jr., John W., deceased, of Crescent Township, PA. No. 2566 of 2024. Kevin Church, Admr., 10 Willow Road, Saint Clairsville, OH 43950 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
24-00766w Apr 19, 26; May 3, 2024

Lachut, James Joseph, deceased, of Pittsburgh, PA. No. 2054 of 2024. James M.

Lachut, Extr., 4939 Leona Drive, Pittsburgh, PA 15227 or to Jessica Quinn-Horgan, Esq., 1910 Cochran Road, Suite 460, Pittsburgh, PA 15220.
24-00764w Apr 19, 26; May 3, 2024

Marasco, Donna Ann, deceased, of McKeesport, PA. No. 02313 of 2024. Ryan L. Dansak, Admr. and Atty., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.
24-01402 Apr 19, 26; May 3, 2024

Melaney, Nancy Decker, deceased, of Churchill, PA. No. 06275 of 2019. John Melaney, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
24-01401 Apr 19, 26; May 3, 2024

Mueck, Norma J., deceased, of Pittsburgh, PA. No. 02432 of 2024. Ronald A. Siebert, Admr. c.t.a., 308 Timberlake Drive, Venetia, PA 15367 or to James P. Liekar, Esq., Liekar & Liekar Attys. at Law, 38 West Pike St., Canonsburg, PA 15317.
24-01400 Apr 19, 26; May 3, 2024

Simon, Frances Madeline a/k/a Frances M. Simon, deceased, of Pittsburgh, PA. No. 07488 of 2023. James E. Simon, Co-Extr. and Judah D. Simon, Co-Extr., 235 Anthon Drive, Pittsburgh, PA 15235 or to Ronald S. Jones, Esq., Jones Law Group, 309 Smithfield Street, 6th Floor, Pittsburgh, PA 15222.
24-01403 Apr 19, 26; May 3, 2024

Stone, Carl W., deceased, of Pittsburgh, PA. No. 02528 of 2024. Jamie L. Hall, Extr., 618 Osage Road, Pittsburgh, PA 15243 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.
24-00761w Apr 19, 26; May 3, 2024

Walker, Rita H., deceased, of Pittsburgh, PA. No. 01948 of 2024. Dean T. Walker, Extr., 7578 Wilson Drive, Fairview, PA 16415 or to S. Craig Shamburg, Esq., MacDonald Illig Attorneys, 100 State Street, Suite 700, Erie, PA 16507.
24-00765w Apr 19, 26; May 3, 2024

Buzzelli, Samuel P., deceased, of Pittsburgh, PA. No. 01950 of 2024. Lisa DeJesus, Extr., c/o Justin D. Okun, Esq., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.
24-01332 Apr 12, 19, 26, 2024

Conrad, Allen, deceased, of Elkins, PA. No. 01856 of 2024. Justin D. Okun, Admr. and Atty., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.
24-01333 Apr 12, 19, 26, 2024

Cooper, Amy E. a/k/a Amy Cooper, deceased, of Mt. Lebanon Township, PA. No. 02235 of 2024. Brian W. Joseph, Admr., 6507 Shorewood Drive, Arlington, TX 76016 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.
24-01334 Apr 12, 19, 26, 2024

Fontana, Anna, deceased, of Pittsburgh, PA. No. 02242 of 2024. Michael A. Laporte, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.
24-00725w Apr 12, 19, 26, 2024

Gaffield, Derrick Richard, deceased, of Penn Hills, PA. No. 02230 of 2024. Alex Gaffield, Admr., 7225 Shannon Road, Verona, PA 15147 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.
24-01326 Apr 12, 19, 26, 2024

Hartman, Nancy W. a/k/a Nancy Hartman a/k/a Nancy Jean Hartman, deceased, of McCandless Township, PA. No.

01691 of 2024. Susan H. Hvizdalek, Extr., 10482 Olde Villa Drive, Gibsonia, PA 15044 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.
24-01338 Apr 12, 19, 26, 2024

Jaconetta, Mary K., deceased, of Pittsburgh, PA. No. 00456 of 2024. James R. Jaconetta, Extr., 80 Hodgson Avenue, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.
24-01331 Apr 12, 19, 26, 2024

Johnson, Linda Lou a/k/a Linda Johnson a/k/a Linda L. Johnson, deceased, of Pittsburgh, PA. No. 01675 of 2024. Brooke B. McMorrow, Admr. and Atty., McMorrow Law LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.
24-01328 Apr 12, 19, 26, 2024

Klemash, Bruce Allen, deceased, of South Fayette Township, PA. No. 02032 of 2024. Paul Louis Klemash, Admr., 41 Ridgewood Drive, McDonald, PA 15057 or to Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.
24-01327 Apr 12, 19, 26, 2024

Pultz, Daniel M. a/k/a Daniel Murphy Pultz, deceased, of Pittsburgh, PA. No. 00160 of 2024. Holly W. Pultz, Extr., 918 Beech Ave., Pittsburgh, PA 15233 or to Samuel F. Zets, Esq., One Oxford Centre, 301 Grant St., Ste. 830, Pittsburgh, PA 15219.
24-01337 Apr 12, 19, 26, 2024

Smutny, Beverly Joan a/k/a Beverly J. Smutny, deceased, of Pittsburgh, PA. No. 02189 of 2024. Marcia L. Schweitzer, Extr., 5575 Beverly Court, Bethel Park, PA 15102.
24-01336 Apr 12, 19, 26, 2024

**Articles of Incorporation
Business Corporation**

Branden A. Fulciniti, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Jeffrey Recreation, Inc.
24-00810w Apr 26, 2024

**Articles of Incorporation
Business Corporation**

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 Black Brook Enterprises, Inc.
24-00811w Apr 26, 2024

**Articles of Incorporation
Nonprofit Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 19, 2024, with respect to a nonprofit corporation, Through Our Hands, which has been incorporated under the Nonprofit Corporation Law of 1988.
24-00795w Apr 26, 2024

**Articles of Incorporation
Nonprofit Corporation**

Michael E. Kennedy, Esq., 3293 Leechburg Road, Lower Burrell, PA 15068.

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 7, 2024, with respect to a proposed nonprofit corporation, Mr. Renovation Workforce Development, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-01562 Apr 26, 2024

Certificate of Organization Limited Liability Company

Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207. 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 Rentlin Ventures LLC, DBA ATD Custom Renovations.

24-00807w Apr 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-003800. In re: Petition of Cody Thomas Miller, for change of name to Cody Thomas Grimm. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 22, 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.

24-00796w Apr 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-001758. In re: Petition of Travis David Condor and Leah Nicole Condor (parents of Emma June Condor and Ava Maisie Condor), for change of names to Travis David Konderák, Leah Nicole Konderák, Emma June Konderák and Ava Maisie Konderák. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 29, 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 names should not be changed as prayed for.

24-00814w Apr 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-003019. In re: Petition of Lydia Enid Colon Irizarry, for change of name to Amanda Marina Colon. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 15, 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.

24-01561 Apr 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-4337. In re: Petition of Lal Tiwari, parent(s) and Legal guardian(s) of Edwin Eiswerth Tiwari for change of name to Edwin Tiwari. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed

Wednesday, May 22, 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.

24-01572 Apr 26, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-001832. In re: Petition of Steven Anthony Cook, for change of name to Steven Anthony Cook-McCray. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 8, 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.

24-01573 Apr 26, 2024

Notice To Defend

To: Omega Home Improvements
In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division

Carlton Creative Solutions LLC, Plaintiff,
vs.

ASMC Servicing, Ltd. & Omega Home Improvements,
Defendants.

Case No. GD-23-013233

Notice To Defend

You Have Been Sued In Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service
Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555

24-01564 Apr 26, 2024

Trustee Notice of Administration

James M. Duffy, Esquire, Attorney for Trustee, Myers Duffy Dansak & Clegg, LLC, (724) 864-9800.

Notice is hereby given of the Administration of the Richard L. Graham and Charlotte B. Graham Trust dated September 20, 2009. Richard L. Graham and Charlotte B. Graham, Grantors of the Trust, late of White Oak Borough, Allegheny County, Pennsylvania died on January 2, 2008 (RLG) and March 1, 2024 (CBG). The Trustee of said Trust is Charles E. Graham. All persons indebted to this Trust are required to make immediate payment, and to those having claims against the same to

present them to the undersigned, duly authenticated for settlement.

Charles E. Graham
324 Beckman Drive
McKeesport, PA 15132
24-01406 Apr 19, 26; May 3, 2024

Notice

Notice is Hereby Given that the East Allegheny School District has filed a Petition in the Court of Common Pleas of Allegheny County, Pennsylvania at Docket No. GD-24-004144, wherein the East Allegheny School District seeks Court approval for a private sale of a parcel of land in the municipality of North Versailles, Allegheny County, Pennsylvania, and more particularly known as Demmler Street and being designated as block and lot 460-D-200. The School District seeks approval to sell the Property to Edward Dandar for the sum of \$5,500.00.

The Court of Common Pleas of Allegheny County has set a hearing for May 17, 2024 at 9:45 a.m. Courtroom 703, Allegheny County Courthouse, 703 City-County Building, 414 Grant Street Pittsburgh, PA 15219, before the Motions Judge (or such other Judge and courtroom as the Court may assign), which hearing shall be open to the public. Andrews & Price, LLC, Solicitors, 1500 Ardmore Boulevard, Suite 506, Pittsburgh, PA 15221.

24-01470 Apr 19, 26; May 3, 2024

Revocable Trust Notice

The Trustee named below gives notice of the death of Robert Lee Skaggs a/k/a Robert L. Skaggs on December 13, 2023, of Allegheny County, PA. The Robert L. Skaggs Revocable Living Trust was established on August 16, 2021. The Trustee requests all persons having claims against the decedent to make the same known in writing to him or his attorney and all persons indebted to the decedents to make payment without delay: Christine A. Phillips, Trustee, c/o Jennifer Rose, CELA and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-01335 Apr 12, 19, 26, 2024

Voluntary Dissolution Business Corporation

Thomas K. Dimond, Esq., Dimond Law Office, 11584 Perry Highway, Wexford, PA 15090. Notice is hereby given by Precision Builders, 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.

24-00804w Apr 26; May 3, 2024

Voluntary Dissolution Professional Corporation

Notice is hereby given by Mohajery & Associates, PC, a Pennsylvania professional 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.

24-01563 Apr 26; May 3, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Lyman vs Khan; AR-24-000265; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 04/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40456

Collins Asset Group, LLC vs Kasky; AR-23-006506; P-atty: Demetrios H. Tsarouhis; D-atty: Dean R. Phillips; Award for Defendant and against the Plaintiff. Dated 04/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40458

Hnat vs Izzi; AR-24-000104; P-atty: Pro Se; D-atty: Donna Marie Flaherty; Award for Defendant and against the Plaintiff. Dated 04/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40457

American Express National Bank vs Ochoa; AR-24-000591; P-atty: Martin E. Odstrchel; Award Ex Parte. Plaintiffs are awarded \$12,707.70. Defendant failed to appear 10:10 a.m. Dated 04/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40457

Westlake Services, LLC vs Blodgett, et al; AR-23-000088; P-atty: Michael Ratchford; Award Ex Parte. Plaintiffs are awarded \$17,475.06. Defendant failed to appear 10:12 a.m. Dated 04/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40457

Nemanic vs Mitchell; AR-23-006448; P-atty: Louis John Kroeck, IV; D-atty: Pro Se; Award for Defendant and against the Plaintiff. Dated 04/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40458

Akrie vs Rymarowicz; AR-24-000126; P-atty: Pro Se; D-atty: Joseph M. Gaydos, Jr., Jonathan C. Veres; Award for Defendant and against Plaintiff for \$0. Dated 04/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40460A

Zelaya Diaz vs Buildacres, Inc.; AR-24-000606; P-atty: Ernest B. Orsatti; Non Jury Verdict Dated 04/24/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,230.00 plus costs. Defendant not appearing. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Community Management Group, Inc. vs Landings at Treedale Condominium Association, Inc.; AR-24-000607; P-atty: Joseph F. Butcher; D-atty: Bradley S. Dornish, Sarah E. Morrison; Award for Defendant and against Plaintiff for \$0. Dated 04/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40460A

Citibank, N.A. vs Perhats Boehm; AR-24-000622; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$2,719.11. Defendant failed to appear at 10:04 a.m. Dated 04/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40460

PNC Bank National Association vs Madia, et al; AR-24-000626; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$2,853.68. Defendant failed to appear at 10:02 a.m. Dated 04/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40460

For legal advertising
information and
reservations, contact
412-261-6255 •
PLJads@acba.org.