

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, Tuesday, July 5, 2022 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE
Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, JULY 5, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, JULY 6, 2022, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JULY 11, 2022 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a). Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 485.

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

Article XII
Sheriff's Sales

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

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

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

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

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

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

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

Bellevue

64. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eileen C. Beron, deceased, Joseph Beron, Known Heir of Eileen C. Beron, deceased
GD-19-010535—\$92,186.36
LOGS Legal Group LLP
610-278-6800
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 77 Kendall Avenue, Pittsburgh, PA 15202. Deed Book Volume 5176, Page 161, Block and Lot 0113-H-00223-0000-00.

Bridgeville

63. Danette C. Baugher
MG-22-000108—\$86,505.15
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having thereon erected a dwelling being known and numbered as: 261 Ramsey Avenue, Bridgeville, PA 15017. Deed Book 16149, Page 572. Block/Lot 255-E-378.

Castle Shannon

56. Mark D. Hutchin and Shantel M. Hutchin
MG-20-000401—\$86,212.03
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

Cheswick

22. Janet A. Sweet a/k/a Janet Sweet
MG-19-000732—\$71,215.92
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906
In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Cheswick: Having erected thereon a dwelling being known and numbered as 619 Pillow Avenue, Cheswick, PA 15024. Deed Book Volume 8656, Page 320. Block and Lot 0530-C-00129-0000-00.

Collier

39. The Unknown Heirs of Thomas Bishop, Deceased & The Unknown Heirs of Anna R. Herleman, Deceased
GD-21-014278—\$10,902.41
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being thereon vacant residential land known as Noblestown Road, Carnegie, PA 15106. Deed Book Volume 2935, Page 390. Block & Lot No. 147-N-41.

Coraopolis

12. Walter P. Wauro and Mary K. Wauro, Co-Executors of the Estate of Helen O. Wauro, Deceased, and Christine Wauro, Rebecca Wauro Adams, Danielle Soltis and Deanna Soltis, Known Heirs of the Estate of Helen O. Wauro, Deceased, and All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Helen O. Wauro, Deceased
GD-21-014052—\$8,267.39
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Being a vacant parcel of land located on Fifth Avenue (formerly known as 800-802 Fifth Avenue), Coraopolis, Pennsylvania 15108, Deed Book Volume 3500, Page 477, Block and Lot 419-D-318.

Dravosburg

10. Susan J. Judy and Barry R. Judy
MG-22-000057—\$41,623.88
Manley Deas Kochalski LLC
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 30 Goldstrom Avenue, Dravosburg, PA 15034. Document Number 2005-34114, Deed Book Volume 12615, Page 421. Block and Lot Number 309-C-128.

East Pittsburgh

81. Joseph A. Nese, III and Lisa M. Nese
GD-10-005403—\$17,473.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Being thereon vacant residential land known as Glosser Street f/k/a 315 Glosser Street, East Pittsburgh, PA 15112. Deed Book Volume 10657, Page 336. Block & Lot No. 375-P-283.

Elizabeth Township

13. Catherine D. Shaffer
GD-20-012432—\$8,865.49
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 603 Elway Ave., Buena Vista, PA 15018. Deed Book 16396, Page 526. Block and Lot Number 1266-G-178.

38. The Unknown Heirs of H. R. McPherson, Deceased
GD-21-009242—\$6,622.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Roy Street, Sutersville, PA 15083. Deed Book Volume 1586, Page 210. Block & Lot No. 1569-K-100.

Emsworth

5. Diane Guy
MG-13-000690—\$180,493.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a dwelling being known and numbered as 213 Allegheny Avenue, Pittsburgh, PA 15202. Deed Book 13668, Page 492. Block and Lot Number 275-M-95.

Etna

2. Daniel G. Guenther
MG-22-000019—\$60,583.90
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having thereon erected a dwelling known and numbered as: 118 Parker Street, Pittsburgh, PA 15223. Deed Book 13324, Page 266. Block/Lot 166-R-15.

Findlay

80. Karen Digiacoimo, Executrix of the Estate of Lois E. Turner, Deceased
GD-21-013661—\$58,483.54
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having vacant land being known as Hookstown Grade Rd., Clinton, PA 15026. Block/Lot: 1049-M-394.

Forest Hills

66. Christopher Crist and Rachael A. Mariano a/k/a Rachel Mariano
MG-19-001377—\$78,861.77
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a 2 story dwelling being known and numbered as 508 Braddock Road, Pittsburgh, PA 15221. Deed Book 14314, Page 190. Block and Lot Number 299-L-180.

Forward

14. David J. Richardson, with Notice to Heirs and Assigns
GD-21-010711—\$11,902.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 2362 Sunnyside Hollow Road, Monongahela, PA 15063. Deed Book 5349, Page 233. Block and Lot Number 2469-D-118.

35. Robert Daniel Allen and Lisa Faye Allen
GD-19-000843—\$3,074.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a one story brick house being known as 1216 Prospect Street, Monongahela, PA 15063. Deed Book Volume 16502, Page 323, Block & Lot 1574-N-170.

Glassport

16. Dennis M. Opfer, II and Theresa B. Opfer
GD-21-009930—\$14,518.49
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 140 Erie Avenue, Glassport, PA 15045. Deed Book 12235, Page 500. Block and Lot Number 467-G-176.

21. Thomas J. Cain, III
GD-21-014436—\$21,393.44
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a four family dwelling being known and numbered as 607-611 Allegheny Ave., Glassport, PA 15045. Deed Book 14145, Page 322. Block and Lot Number 558-B-174.

Hampton

33. Truong Bui and Phuc Nguyen
GD-18-014550—\$3,901.45
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a two story house being known as 5013 Meadow Crest Drive, Allison Park, PA 15101. Deed Book Volume 15886, Page 460. Block & Lot No. 1213-G-9.

Ingram

32. Ceeto Holdings Inc.
GD-21-007884—\$14,623.49
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Ingram Borough: Having erected thereon a two-story frame house and two car frame garage, known as 23 Mainsgate St., Pittsburgh PA 15205. Deed Book 143885, Page 58. Block and Lot Number 70-M-65.

Town of McCandless

40. R.C. Devinney, with Notice to Heirs and Assigns and Florence E. Devinney, with Notice to Heirs and Assigns
GD-21-012966—\$3,873.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Being thereon vacant residential land known as Peebles Road, Pittsburgh, PA 15237. Deed Book Volume 2432, Page 513. Block & Lot No. 716-G-325.

55. The Unknown Heirs of Clare Christine Peterson a/k/a Clare Christene Peterson, Deceased and the United State of America
GD-20-000758—\$17,492.02
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a condominium Unit No. 806 being known and numbered as 806 Forest Edge Court, Wexford, PA 15090. Deed Book 7423, Page 33. Block and Lot Number 1348-R-806.

Monroeville

46. Kenneth Braden Blake, Jr.
GD-19-011864—\$22,615.27
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one and one-half story frame house, known as 4951 Old William Penn Highway, Monroeville, PA 15146. Deed Book 13567, Page 19. Block and Lot Number 1244-G-60.

47. Michael K. Feeser and Deborah C. Feeser
GD-19-007697—\$86,589.59
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick veneer house, known as 432 Raspberry Drive, Monroeville, PA 15146. Deed Book 6113, Page 375. Block and Lot Number 855-B-140.

48. William R. Kelley, with notice to heirs, owners, and reputed owners
GD-16-019819—\$69,528.82
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one and one-half story frame & insul brick house and cement block 2 car garage, known as 4307 Broadway Boulevard, Monroeville, PA 15146. Deed Book 10834, Page 217. Block and Lot Number 747-G-27.

52. Vernon J. Kephart
GD-19-012748—\$15,216.15
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 143 Burke Drive, Monroeville, PA 15146. Deed Book 12795, Page 209. Block and Lot Number 977-G-211.

54. Sally A. Frick, with notice to heirs, unknown heirs, owners, and reputed owners, and the United States of America
GD-19-012722—\$9,614.38
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two-story brick aluminum town house, known as 136 Meadow Gap Drive, Monroeville, PA 15146. Deed Book 15777, Page 471. Block and Lot Number 544-L-312-6.

72. Amanda L. Zeigler, David M. Ruffing, Mark E. Ruffing and Carol L. Walls
GD-16-019750—\$82,027.31
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-

story dwelling known as 475-477 Center Road, Monroeville, PA 15146. Deed Book 14400, Page 365. Block and Lot Number 854-P-219.

78. Eric Sean Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Eric Sean Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack
MG-18-000593—\$125,575.01
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 714 Shaw Avenue, Monroeville, PA 15146. Document Number 2004-4804, Deed Book Volume 11951, Page 218. Block and Lot Number 0545-D-00347-0000-00.

Mt. Lebanon

8. Michael J. Bayless
MG-21-000152—\$238,903.82
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 930 Bower Hill Road, Pittsburgh, Pennsylvania 15243. Deed Book Volume VL-17527, Page 287, Block & Lot No. 0142-J-00212-0000-00.

44. Gregory A. Morrison
GD-19-002180—\$4,080.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two story masonry frame house being known as 112 DuPont Circle, Pittsburgh, PA 15243. Deed Book Volume 15935, Page 90. Block & Lot No. 194-B-196.

Mt. Oliver

23. Louis Mabra
GD-20-008806—\$6,830.43
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 226 Penn Avenue, Pittsburgh, PA 15210. Deed Book 12997, Page 204. Block and Lot Number 13-N-197.

73. Janet Bishop
GD-21-009755—\$21,059.07
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Parcel One: Having erected thereon a commercial structure being known and numbered as 430 Hays Avenue, Pittsburgh, PA 15210. Deed Book 17189, Page 81. Block and Lot Number 33-C-319.

Parcel Two: Having erected thereon a commercial structure being known and numbered as 430 Hays Avenue, Pittsburgh, PA 15210. Deed Book 17189, Page 81. Block and Lot Number 33-C-318.

Neville

4. Raema J. Schibner
MG-19-000077—\$193,599.51
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Neville Township: Having erected thereon a dwelling being known and numbered as 93 Cottage Avenue, Pittsburgh, PA 15225. Deed Book Volume 5430, Page 493, Block and Lot 0273-K-00170-0000-00.

North Versailles

71. Lisa Drago, Administrator of the Estate of Jane Carole Drago, Deceased
MG-21-000203—\$74,522.45
Sarah K. McCaffery, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a single family residential dwelling being known and numbered as 1023 Taylor Street, North Versailles, PA 15137. Deed Book Volume 5276, Page 1. Block and Lot Number 547-R-281.

Penn Hills

6. Kathy Kozera Solely in Her Capacity as Heir of Richard Allen Long, Deceased, Kenneth E. Long Solely in His Capacity as Heir of Richard Allen Long, Deceased, and the Unknown Heirs of Richard Allen Long, Deceased
MG-19-000194—\$142,841.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 850 Seventh Street, Verona, PA 15147. Deed Book 3761, Page 589. Block and Lot Number 445-E-144.

17. Milton Oliver
GD-19-015184—\$14,978.11
Jennifer L. Cerce, Esq.
412-242-4400

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:

Anderson, Vera G. a/k/a Vera Anderson, deceased, of Forest Hills Borough, PA. No. 03371 of 2022. Christopher G. Anderson, Extr., 15 Livinghouse Lane, Robesonia, PA 19551 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

22-02337 Jun 3, 10, 17, 2022

Baldwin, Winnie Y. a/k/a Winnie Yvonne Baldwin, deceased, of Duquesne, PA. No. 2700 of 2022. Charlotte Nathalie Rechendorff, Extrx., c/o Karen L. Myers, Esq., 1751 Lincoln Hwy., North Versailles, PA 15137.

22-02329 Jun 3, 10, 17, 2022

Dominick, John J. a/k/a John Joseph Dominick, deceased, of Pitcairn Borough, PA. No. 03361 of 2022. John N. Dominick, Extr., 2205 Grandview Avenue, Monroeville, PA 15146 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

22-02336 Jun 3, 10, 17, 2022

Hardy, Carole A. a/k/a Carole Hardy, deceased, of Ross Township, PA. No. 03381 of 2022. Amy Morgan, Extrx., 3008 Anthony Drive, Aliquippa, PA 15001 or to Mary Elizabeth Fischman, Esq., 6000 Brooktree Road, Ste. 301, Wexford, PA 15090.

22-02325 Jun 3, 10, 17, 2022

Holohan, Velma M., deceased, of Pittsburgh, PA. No. 03353 of 2022. Michael J. Holohan, Extr., 38 Alexis Street, Pittsburgh, PA 15207 or to Lori Capone, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

22-02339 Jun 3, 10, 17, 2022

Huerbin, Charles William a/k/a Charles W. Huerbin, deceased, of Carnegie, PA. No. 03285 of 2022. David Huerbin, Admr., 505 Gormley Avenue, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

22-02326 Jun 3, 10, 17, 2022

Jurmann, Margaret M. a/k/a Margaret Mary Jurmann, deceased, of Monroeville, PA. No. 03030 of 2022. Barbara Lynn Czemerda, Extrx., 245 Adams Court, Apollo, PA 15613 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

22-02331 Jun 3, 10, 17, 2022

Meyers, Robert P., deceased, of Shaler, PA. No. 8841 of 2021. Deborah Meyers, Co-Extr., 1722 Vance Avenue, Coraopolis, PA 15108, Barbara Yoest, Co-Extr., 230 Greenwood Drive, Cranberry Township, PA 16066 and Roberta Jacobs, Co-Extr., 4913 Kirk Road, Columbiana, OH 44408 or to Kenneth M. Ventresca, Esq., Ventresca & Ventresca LLP, 5500 Brooktree Road, Suite 101, Wexford, PA 15090.

22-00977w Jun 3, 10, 17, 2022

Pepper, Jr., Andrew J., deceased, of Pine Township, PA. No. 03297 of 2022. Mary Elizabeth Spires, Admr., 1029 Tierra Vista Drive, Gibsonia, PA 15044 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

22-02338 Jun 3, 10, 17, 2022

Pollak, Sophia, deceased, of Pittsburgh, PA. No. 2685 of 2022. Alexander Pollak, Extr., 44520 Y&O Road, Wellsville, OH 43968 or to David J. Slesnick, Esq., Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

22-02340 Jun 3, 10, 17, 2022

Reihl, Raymond R., deceased, of Pittsburgh, PA. No. 04286 of 2021. Harry W. Barnes, Extr., c/o Peter D. Friday, Esq., Friday & Cox, LLC, 1405 McFarland Road, Pittsburgh, PA 15216.

22-02330 Jun 3, 10, 17, 2022

Smida, Joseph A. a/k/a Joseph A. Smida, Sr., deceased, of South Fayette, PA. No. 03098 of 2022. Amy J. Belleno, Extrx., 19 Wabash Ave., Morgan, PA 15064 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

22-02327 Jun 3, 10, 17, 2022

Sydoriak, Doris, deceased, of Clairton, PA. No. 3092 of 2022. Jeanne M. Marquette, Admr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

22-00978w Jun 3, 10, 17, 2022

Wayman, Dorothy M., deceased, of Pittsburgh, PA. No. 08690 of 2021. Kathleen Sunday, Extrx., 2905 Mt. Royal Blvd., Glenshaw, PA 15116.

22-02332 Jun 3, 10, 17, 2022

Yurkovich, Joseph, deceased, of Pittsburgh, PA. No. 03538 of 2022. Valerie Cupps, Extrx., 647 Grandview Ave., Pittsburgh, PA 15202 or to David K. Barnes, Esq., 537 Monroe Ave., Ste. 1, Pittsburgh, PA 15202.

22-00979w Jun 3, 10, 17, 2022

Zornacki, Bernard, deceased, of Pittsburgh, PA. No. 03319 of 2022. Deborah A. Wielock, Admr., 1900 Westmont Avenue, Pittsburgh, PA 15210 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.

22-02328 Jun 3, 10, 17, 2022

Articles of Incorporation
Business Corporation

James M. Duffy, Esq., Myers Duffy Dansak & Clegg, 226 Main Street, Suite 1, Irwin, PA 15642. 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 Squatch Brewing, Inc.

22-02545 Jun 17, 2022

Notice

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

In Re: Chris Ross, Docket CS-21-000114. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Chris Ross, 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 2113 Straubs Lane, Pittsburgh, PA 15212; Lot and Block No. 48-A-287.

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 Order 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.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

22-02517 Jun 17, 2022

Notice

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

In Re: Pittsburgh Affordable Homes LLC, Docket CS-21-000112. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Pittsburgh Affordable Homes LLC, 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 2018 Straubs Lane, Pittsburgh, PA 15212; Lot and Block No. 48-E-183.

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 Order 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.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

22-02518 Jun 17, 2022

Notice

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

In Re: David Walton, Docket CS-22-000009. Notice of Filing of the Petition for the Appointment of a Conservator.

To: David Walton, 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 2114 Liedertafel Way, Pittsburgh, PA 15212; Lot and Block No. 48-A-198.

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 Order 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.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

22-02519 Jun 17, 2022

Notice

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

In Re: John W. Daniels. Docket GD-21-002777. Notice of Filing of the Petition for the Appointment of a Conservator.

To: John W. Daniels, 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 115 Helen Street, Pittsburgh, PA 15136; Lot and Block No. 43-C-127.

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 Order 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.

Wayne B. Cobb II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com

22-02520 Jun 17, 2022

Notice

United States District Court
Western District Of Pennsylvania
In The Matter Of The Petition Of Mark Huckabee As Owner Of The M/V 2019 Super Air Nautique For Exoneration From, Or Limitation Of, Liability
Notice Of Complaint For Exoneration From Or Limitation Of Liability
Notice is hereby given that Petitioner, Mark Huckabee, as owner of the M/V 2019 SUPER AIR NAUTIQUE G23, HIN CTC94659C919, has filed a Complaint

pursuant to Title 46, United States Code § 30501 et seq. claiming the right to exoneration from or limitation of liability for all damage or claims allegedly incurred by Trevor Manko related to an incident that occurred on August 29, 2021.

All persons having such claims must file them, as provided in Rule F, Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, with the Clerk of this Court at the United States District Court for the Western District of Pennsylvania, 700 Grant Street #3110, Pittsburgh, PA 15219, and serve on or mail to the Petitioner's attorneys, Marshall Dennehey Warner Coleman & Goggin, Union Trust Building, 501 Grant Street, Suite 700 Pittsburgh, PA 15219, a copy thereof at or before 10:00 a.m. on September 2, or be defaulted. Personal attendance is not required.

Any claimant desiring to contest the claims of Petitioner must file an answer to said Complaint, as required by Rule F, Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, and serve on or mail to Petitioner's attorneys a copy.

Colleen Willison
Acting Clerk of Court
United States District for the
Western District of Pennsylvania
22-02521 Jun 17, 24; Jul 1, 8, 2022

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Jazzlyn Joelle Quinlan a/k/a Jazzlyn J. Quinlan a/k/a Jazzlyn Quinlan, a minor. No. AP-068-2022 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: James Stanley Hicks Greenwald a/k/a James S. Greenwald a/k/a James Greenwald, parent of Jazzlyn Joelle Quinlan a/k/a Jazzlyn J. Quinlan a/k/a Jazzlyn Quinlan, a minor, born on January 9, 2006, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Jazzlyn Joelle Quinlan a/k/a Jazzlyn J. Quinlan a/k/a Jazzlyn Quinlan. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Wednesday, July 6, 2022 at 9:00 a.m. (Prevailing Eastern Time), before the Honorable Kim Berkeley Clark. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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

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

Andrew F. Szefti, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 10th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakon-swan.org, Attorneys for Petitioner.

22-02419 Jun 3, 10, 17, 2022

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