LEGAL ADS

Sheriff's Sale

William P. Mullen, Sheriff Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by William P. Mullen, Sheriff of Allegheny County, Pennsylvania, Monday, November 1, 2021 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

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

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

County New Chapter 485.

The Allegheny County Code of dinances, Chapter 475, entitled Ordinances, '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

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

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

Baldwin Borough

39. James E. Didion

MG-19-000991-\$75,939.99 Lois M. Vitti, Esq. 412-281-1725

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

Castle Shannon

45. Aaron B. Davis GD-21-002507—\$11,390.86

Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3276 McRoberts Road, Pittsburgh, PA 15234. Deed Book 12780, Page 382. Block and Lot Number 190-L-188.

Chalfant

72. Nancy E. Lillicotch and John R. Lillicotch GD-17-003392—\$66,835.57 Joseph W. Gramc, Esq.

412-281-0587 In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one and one half story frame house being known as 211 Wilkins Avenue, East Pittsburgh, PA 15112. Deed Book Volume 10141, Page 288, Block & Lot 374-G-53.

City of Clairton

19. George N. Ranich

GD-21-001370—\$28,437.55 Robert P. Wendt, Esq. Leopold & Associates, PLLC 914-219-5787 x 490 In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward, City of Clairton: Having erected thereon dwelling being known and numbered as 929 Miller Avenue, Clairton, PA 15025.

57. Shaunta R. Bloodsworth

and Lot 1001-E-49.

MG-20-000143—\$48,536.23 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

Deed Book Volume 11025, Page 95, Block

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having thereon erected a dwelling known and numbered as: 742 East Drive, Clairton, PA 15025. Deed Book 13762, Page 286. Block/Lot 879-R-207.

Collier

52. Anna L. Yurchak a/k/a Ann L. Yurchak, with Notice to Heirs and Assigns GD-21-005455—\$11,836.14

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 Carol Drive, Carnegie, PA 15106.

Leopold & Associates, PLLC 914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Duquesne: Having erected thereon dwelling being known and numbered as 205 Cedar Street, Duquesne, PA 15110. Deed Book Volume 3609, Page 313, Block and Lot 378-F-120.

59. Lori Felder, Administratrix of the Estate of Flavilla McDonald, Deceased

MG-17-001273-\$37.372.95 Leon P. Haller, Esq.

Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Duquesne: Having thereon erected a dwelling known and numbered as 1003 Kennedy Avenue, Duquesne, PA 15110. Deed Book 8488, Page 608. Block/Lot 305-M-8.

Edgewood

15. Patricia Jean Gusic, Administratrix for the Estate of Richard A. Gusic, Deceased GD-21-005145-\$98,313.02 Leon P. Haller, Esq.

Purcell, Krug and Haller

717-234-4178 In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having Thereon erected a dwelling known and numbered as: 225 Chestnut Street, Pittsburgh, PA 15218. Deed Book 17283, Page 359. Block/Lot 234-E-62.

Elizabeth Township

26. Erik Olson

GD-20-011049—\$11,084.79 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story frame dwelling being known and numbered as 707 Elway Avenue, Buena Vista, PA 15018. Deed Book 16164, Page 112. Block and Lot Number 1266-L-112.

29. Terri Jones

GD-21-002637—\$15,276.25 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 1000 Peairs Road, Elizabeth, PA 15037. Deed Book 7160, Page 486. Block and Lot Number 1570-A-177.

Harmar

14. Lisa M. Iusi MG-20-000031-\$8,873.08 Robert P. Wendt, Esq. Leopold & Associates, PLLC 914-219-5787 x490

In the Commonwealth of Pennsylvania, County of Allegheny, Harmar Township: Having erected thereon a dwelling being known and numbered as 447 Terrace Drive, Pittsburgh, PA 15238. Deed Book Volume 11824, Page 362, Block and Lot 440-H-100.

51. Joshua J. Pawlak

MG-20-000046—\$61,825.92 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having thereon erected a dwelling known and numbered as: 135 Pearl Avenue, Cheswick, PA 15024. Deed Book 15992, Page 116. Block/Lot 530-N-279.

Homestead

1. Solomon L. Thompson and Ida B. Thompson GD-20-012602—\$10,226.43 Gerik Jenco, Esa.

412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story old-style single-family frame dwelling known and numbered as 152 West 10th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 6660, Page 53, Block and Lot Number 131-B-22

9. William P. Lesko

GD-20-001165—\$20,107.04 Gerik Jenco, Esq. 412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story old-style single-family frame dwelling known and numbered as 109 East 18th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 15166, Page 542, Block and Lot Number 131-G-227.

Kennedy

20. Tribhuvan Real Estate, LP and Tribhuvan Hospitality, LLC GD-19-018113—\$1,288,720.54 Jack M Seitz, Esq. Lesavoy Butz & Seitz LLC 610-530-2700

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: A commercial property being known and numbered as 100 Kisow Drive, Pittsburgh, PA 15205. Deed Instrument No. 2006-41832. Block and Lot: 152-G-115.

Town of McCandless

27. John P. Helffrich, with notice to heirs and assigns

GD-20-010705—\$21,220.75 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two-story frame dwelling, being known and numbered as 9239 Woodcrest Road, Pittsburgh, PA 15237. Deed Book 3614, Page 478. Block and Lot Number 824-E-42.

58. David N. Finney and Rhonda S. Finney MG-19-000132-\$49,548.52 Leon P. Haller, Esq.

Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having thereon erected a dwelling known and numbered as: 5 Nash Lane, Wexford, PA 15090. Deed Book 14266, Page 336 Block/Lot 1072-P-100.

City of McKeesport

65. Kathleen Erkman a/k/a Kathleen N. Erkman and Theodore Raymond Erkman MG-19-001121-\$98,092.93 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 4222 3rd Street, McKeesport, PA 15132. Document Number 41239, Deed Book Volume 5133, Page 245. Block and Lot Number 0555-L-00034-0000-00.

71. Paul V. Cella, Jr. and Kara M. Churlev GD-17-009982—\$3,386.46 Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport Ward 9: Having erected thereon a two story frame house being known as 1700 Wesley Street, McKeesport, PA 15132. Deed Book Volume 9476, Page 410. Block & Lot No. 381-H-212.

75. Unknown Heirs, Devisees, and Personal Representatives of Thomas S. Trocksa, deceased

MG-19-000802—\$48,700.45 Richard M. Squire & Associates, LLC 215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 526 Reynolds Street, McKeesport, PA 15132. Deed Book Volume 9829, Page 200. Block and Lot Number 0308-P-00242-0000-00.

McKees Rocks

17. Tianias Dean GD-20-009511-\$76,908.23

Friday, October 15, 2021

Commonwealth the of In Pennsylvania, County of Allegheny, Municipality of Monroeville: Having Thereon erected a dwelling known and numbered as: 110 McMasters Drive, Monroeville, PA 15146. Deed Book 11262, Page 103. Block/Lot 856-E-37.

67. Catherine A. Conley, Trustee of the Evelyn B. Johnson Irrevocable Trust GD-15-014491-\$11,748.93

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story brick house being known as 203 Noel Drive, Monroeville, PA 15146. Deed Book Volume 15686, Page 113. Block & Lot No. 976-M-248.

70. John B. Cox, With Notice to Heirs and Assigns GD-19-006275—\$4,179.36

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story brick house being known as 409 Fieldstone Drive, Monroeville, PA 15146. Deed Book Volume 5981, Page 665. Block & Lot No. 637-H-154.

Munhall

4. Homestead Property Ventures LLC GD-20-009621-\$13,181.24 Gerik Jenco, Esq.

412-464-9997 In the Commonwealth of Pennsylvania,

County of Allegheny, Borough of

Munhall: Parcel I: Having erected thereon

a two-story multi-family frame dwelling

known and numbered as 610 E. 12th Avenue, Homestead, PA 15120, Deed

Book Volume 16201, Page 551, Block and

Parcel II: Being a 3,850 sf. parcel of vacant land known as E. 12th Avenue, Homestead,

PA 15120, Deed Book Volume 16201, Page

North Versailles

GD-20-000116-\$36,588.72

Robert P. Wendt, Esq. Leopold & Associates, PLLC

914-219-5787 x 490

County of Allegheny, Township of North

Versailles: Having erected thereon a dwelling

being known as 322 East Pittsburgh McKeesport Blvd., North Versailles, PA

15137. Deed Book Volume 10037 Page 361,

Penn Hills

10. Thomas D. Orseno, with notice to heirs

GD-20-010684—\$21,027.06

Jennifer L. Cerce, Esq.

412-242-4400

County of Allegheny, Municipality of Penn

Hills: Having erected thereon a dwelling

being known and numbered as 132

Canaveral Drive, Pittsburgh, PA 15235.

Deed Book 10968, Page 56. Block and Lot

23. Leroy Robinson, Jr., Administrator of

the Estate of Leroy Robinson, Sr., Deceased,

GD-21-003809-\$21,939.76

Jennifer L. Cerce, Esq.

412-242-4400

County of Allegheny, Municipality of Penn

Hills: Having erected thereon a dwelling

being known and numbered as 115

McCutcheon Lane, Pittsburgh, PA 15235. Deed Book 16200, Page 178. Block and Lot

GD-20-002990—\$17,838.94

Jennifer L. Cerce, Esq.

412-242-4400

24. Revive Pittsburgh Real Estate, LLC

In the Commonwealth of Pennsylvania,

and the United States of America

In the Commonwealth of Pennsylvania,

In the Commonwealth of Pennsylvania,

551. Block and Lot Number 130-S-108.

Lot No. 130-S-110.

18. Arthur W. Potts

Block And Lot 460-B-4.

and assigns

Number 538-C-230.

Number 295-M-168.

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)

Deed Book Volume 6252, Page 738, Block & Lot No. 147-N-1.

Dormont

25. James Harry Lastowski GD-20-010450—\$14,625.99 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two-story frame dwelling being known and numbered as 1701 Montpelier Avenue, Pittsburgh, PA 15216. Deed Book 8320, Page 9. Block and Lot Number 63-L-278.

53. Rachel Boyd

GD-18-010577—\$10,266.22 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsvlvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 1222 Biltmore Ave., Pittsburgh, PA 15216. Deed Book 9997, Page 652. Block and Lot Number 98-L-17.

Duquesne

33. Algie W. Daniels

MG-20-000408-\$19.392.74 Robert P. Wendt, Esq.

8. S & J Enterprises, LLC GD-20-000865—\$30,747.80 Gerik Jenco, Esq. 412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Parcel I: Having erected thereon a two story old-style single-family frame dwelling known and numbered as 234 East 18th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13365, Page 377, Block and Lot Number 131-H-47.

Parcel II: Having erected thereon a two story old-style single-family frame dwelling known and numbered as 1904 McClure Street, Homestead, Pennsylvania 15120, Deed Book Volume 12965, Page 539, Block and Lot Number 131-H-209.

Parcel III: Having erected thereon a two story old-style single-family frame dwelling known and numbered as 244 East 19th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13039, Page 1, Block and Lot Number 131-H-165.

Parcel IV: Having erected thereon a two story old-style single-family frame dwelling known and numbered as 202 East 15th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13101, Page 528, Block and Lot Number 131-C-277.

Robert P. Wendt, Esq. Leopold & Associates, PLLC 914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 111 Churchill Street, McKees Rocks, PA 15136. Deed Book Volume 13096, Page 347. Block and Lot 43-A-11.

Millvale

35. Gregg Schaffer a/k/a Gregg P. Schaffer MG-19-000910—\$32,147.08 Christine L. Graham, Esq. McCabe, Weisberg & Conway, LLC 215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 902 Long Street, Pittsburgh, Pennsylvania 15209. Deed Book Volume 14193, Page 115, Block & Lot No. 0118-C-00171-0000-00.

Monroeville

38. Robert D. Glasser

MG-20-000117-\$86,464.29 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 134 Ange Drive, Pittsburgh, PA 15235. Deed Book 17824, Page 86. Block and Lot Number 538-S-198.

36. Tresa A. Lovio-Slattery a/k/a Tresa A. Volio-Slattery, Individually and as Executrix of the Estate of William Kevin Slattery a/k/a William K. Slattery, Deceased

MG-21-000098—\$141,054.79 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 146 Spring Grove Road, Pittsburgh, PA 15235. Deed Book Volume 9174, Page 442. Block and Lot Number 448-P-296.

37. Phyllis J. Pierre-Small and Roderick Small

MG-18-000977-\$30,885.97 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having Thereon erected a dwelling known and numbered as: 216 Penn Vista Drive, Pittsburgh, PA 15235. Deed Book 9842, Page 235. Block/Lot 369-L-147.

Unknown Heirs of Antoinette Shelnick, Deceased

GD-19-002810—\$16,410.81 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 179 Universal Road, Pittsburgh, PA 15235. Deed Book 5742, Page 633. Block and Lot Number 449-L-149.

Port Vue

5. Amy Megahan, Surviving Heir of Susan E. Nordine, Deceased, Jennifer Tyler, Surviving Heir of Susan E. Nordine, Deceased and Unknown Surviving Heirs of Susan E. Nordine, Deceased GD-20-001295-\$46,795.80 Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family residential dwelling being known and numbered as 1202 Barkley Road, McKeesport, PA 15133. Deed Book Volume 5177, Page 596. Block and Lot Number 466-B-40.

Scott

40. Tyler Mroz, Surviving Heir of Viola Mroz. Deceased, Briana Mroz, Surviving Heir of Viola Mroz, Deceased, Mason Mroz, Surviving Heir of Viola Mroz, Deceased and Unknown Surviving Heirs of Viola Mroz, Deceased

MG-20-000364-\$84,778.65 Stephen M. Hladik, Esg. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family residential dwelling being known and numbered as 645 Superior Street, Carnagie, PA 15106. Deed Book Volume 4029, Page 689. Block and Lot Number 102-N-222

63. Mary Alice Hileman a/k/a Mary Hileman MG-20-000296—\$34,543.18 Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1835 Greentree Road, Pittsburgh, PA 15220. Document Number 2005-39868, Deed Book Volume 12668, Page 122. Block and Lot Number 0064-J-00042-0000-00.

Shaler

7. Keith H. Mauder

MG-19-001319-\$173,842.33 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a single family residential dwelling being known and numbered as 122 Church Avenue, Glenshaw, PA 15116. Deed Book Volume 11409, Page 133. Block and Lot Number 520-H-253.

Swissvale

56. Christopher Urbano AR-19-001136-\$4,200.00 Fred C. Jug, Esq.

412-255-6500 In the Commonwealth of Pennsylvania,

County of Allegheny, Swissvale Borough: Having erected thereon a Longfellow Court Condominium Association dwelling being known and numbered as 115 Longfellow Court, Pittsburgh, Pennsylvania 15218. Deed Book 12174, Page 119. Block and Lot Number 178-B-285-15.

Upper St. Clair

21. Charles R. Kennedy, Jr. a/k/a Chuck Safir Kennedy MRCVS a/k/a Jane M. Safir a/k/a Jane Safir Kennedy a/k/a Jane Safir Kenndy VMD a/k/a Jane Safir Kennedy Safir a/k/a Jane Safir Kennedysafir a/k/a Jane M. Safir Kennedy; Paula J. Kennedy a/k/a Paula A. Kennedy a/k/a Paula Kennedt a/k/a Paula J. Kennedy a/k/a Paula Kenndry; Colleen R. Kennedy a/k/a Coleen E. Kennedy a/k/a C. Kennedy a/k/a Colleen R. Kennedy and Any and all Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, Trustees of the Estate of Mary Anne Kennedy

West Deer

76. John W. Putz, Jr. GD-05-016059-\$135,307.22 Leon P. Haller, Esq.

Purcell, Krug and Haller 717-234-4178 In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having thereon erected a dwelling known and numbered as: 260 Shagbark Drive, Cheswick, PA 15024. Deed Book 10670, Page

West Mifflin

12. David M. Arovits GD-19-013613—\$33.791.72 Gerik Jenco, Esq. 412-464-9997

256. Block/Lot 1360-H-128.

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story ranch single family brick dwelling with integral garage known and numbered as 315 Livingston Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 11330, Page 314, Block and Lot Number 386-B-207.

49. Robert Moody, Jr., David Moody, Donna Jordan, and Elizabeth Breegle, Solely in Their Capacity As Known Heirs of Barbara A. Moody and All Unknown Heirs of Barbara A. Moody

GD-20-010576-\$29,396.84 Brett Solomon, Esq. 412-406-8946

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two story frame and inselbrick dwelling house known as 212 Hazel Street, West Mifflin, PA 15122. Deed Book 15345, Page 114. Block and Lot Number 238-N-273.

Whitaker

3. Lynne Ann Kinney GD-20-010149—\$3,721.49 Gerik Jenco, Esq.

Block and Lot Number 180-G-116.

412-464-9997 In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a twostory single-family old-style frame dwelling known and numbered as 172 Frank Street, Homestead, Pennsylvania 15120, Deed Book Volume 8728, Page 159,

Wilkins

73. Greg J. Myers and Jacqualynn M. Myers GD-15-000685—\$9,448.66 Joseph W. Gramc, Esq.

412-281-0587 In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story frame dwelling known as 713 Negley Avenue, Turtle Creek, PA 15145. Deed Book Volume 8525, Page 470. Block & Lot No. 454-P-276.

Wilkinsburg

11. Keating Leroy Williams, known heir of Lillian N. Williams, Deceased and the Unknown Heirs of Lillian N. Williams, Deceased GD-20-003524—\$12,091.45

Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two story brick dwelling being known and numbered as 1525 Center Street, Pittsburgh, PA 15221. Deed Book 3976, Page 130. Block and Lot Number 232-E-251.

22. Richard J. Williams

GD-18-017406-\$12,892.43 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a twostory brick dwelling being known and numbered as 1367 Marlboro Ave., Pittsburgh, PA 15221. Deed Book 7173, Page 360. Block and Lot Number 233-L-238.

townhouse dwelling being known and numbered as 1523 Weinman Street, Pittsburgh, PA 15221. Deed Book 11384, Page 150. Block and Lot Number 232-S-42.

47. Brian A. Clayton, Brian A. Clayton, Jr., Brandon A. Clayton, and Briana A. Clayton GD-21-000674—\$10,668.38

Jennifer L. Cerce, Esq.

412-242-4400 In the Commonwealth of Pennsylvania,

of Allegheny, Borough of County Wilkinsburg: Having erected thereon a commercial two-story brick and frame building being known and numbered as 792 Penn Avenue, Pittsburgh, PA 15221. Deed Book 16510, Page 144. Block and Lot Number 233-A-136.

48. Garry J. Duke GD-21-002876—\$11,079.60 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a twofamily dwelling being known and numbered 1123 Wallace Avenue, Pittsburgh, PA 15221. Deed Book 9286, Page 221. Block and Lot Number 233-8-214.

54. Cansa Nash n/k/a Cansa Tamika Jay GD-21-002508—\$11,481.78 Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a twostory brick duplex, being known and numbered as 1721 Montier Street, Pittsburgh, PA 15221. Deed Book 16398, Page 452. Block and Lot Number 232-M-7.

61. Dawna L. Ballariel

GD-21-002585—\$85,343.58 Patrick J. Wesner, Esq. 856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilkinsburg: Having currently erected thereon a single family dwelling being known as 2129 Village Drive, Pittsburgh, PA 15221, Deed Book 12121, Page 322. Block and Lot 0297-A-0126-0000-00.

62. David I. Gunn

MG-16-000717—\$79,033.20 Leon P. Haller, Esq. Purcell, Krug and Haller

717-234-4178 In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Parcel No. 1: Having thereon erected a dwelling known and numbered as: 309 South Avenue, Pittsburgh, PA 15221. Deed Book 14303, Page 163. Block/Lot 175-P-362.

Parcel No. 2: Being a vacant lot of land known and numbered as 309 South Avenue, Pittsburgh, PA 15221. Deed Book 14303, Page 163. Block/Lot 175-P-360.

Wilmerding

31. Deanna M. Mager MG-20-000396—\$55,803.83 Robert P. Wendt, Esq.

Leopold & Associates, PLLC 914-219-5787 x 490 In the Commonwealth of Pennsylvania,

County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 646 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 11561, Page 60. Block and Lot 545-K-22.

Pittsburgh—1st Ward

55. CrowdAmerica Fort Pitt LLC GD-21-006200-\$4,380,755.59 George A. Butler, Esq.

724-834-2990

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, First Ward: Parcel 1: All That Condominium Unit No. 1 of 231 Condominium Associates. DBV 16294, P. 469. Having erected thereon a Commercial Condominium Unit No. 1 k/a 231 Fort Pitt Boulevard, Pittsburgh, PA 15222. Block and Lot No. 1-M-5-1.

Parcel 2: All That Condominium Unit No of 231 Condominium Associates. DBV

Pittsburgh—10th Ward

6. Christine Williams, as Administratrix of the Estate of William T. Biggs, Deceased GD-20-001468-\$262,710.14

Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1553 Hawthorne Street, Pittsburgh, PA 15201. Deed Book Volume 49932, Page 482. Block and Lot Number 120-M-138.

Pittsburgh—13th Ward

Anthony Phillips a/k/a Anthony Phillips, Jr., d/b/a Hauling Company, Inc., Annette D. Phillips a/k/a Daisy A. Phillips, and the United States of America GD-21-007814-\$339,753.72

Gary W. Darr, Esq. McGrath McCall, P.C.

412-281-4333 In the Commonwealth of Pennsylvania, County of Allegheny, Thirteenth Ward of the City of Pittsburgh: Having erected thereon an industrial building known as Brushton Avenue, Pittsburgh, PA 15208; Being vacant land known as Susquehanna Street, Pittsburgh, PA 15208; Being vacant land known as Susquehanna Street, Pittsburgh, PA 15208; and having erected thereon a commercial office building known as 500 Brushton Avenue, Pittsburgh, PA 15208, Block and Lot Numbers 175-G-115, 175-G-127, 175-G-132 and 175-G-96.

16. Marlene Davis and Eva Davis MG-20-000404-\$21,938.68 Robert P. Wendt, Esq.

Leopold & Associates, PLLC 914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7221 Mount Vernon Street, Pittsburgh, PA 15208 Deed Book Volume 14703, Page 394, Block and Lot 174-B-160.

32. David N. Rossetti GD-21-001137—\$42,524.24 Robert P. Wendt, Esq.

Leopold & Associates, PLLC 914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2301 Park Hill Drive, Pittsburgh, PA 15221. Deed Book Volume 12744, Page 548, Block and Lot 231-R-30.

43. Lawrence Taliaferro III, Stephanie Taliaferro n/k/a Stephanie Diouf and All Unknown Heirs of Lawrence T. Taliaferro of, in and to

GD-21-000041—\$28,188.43 Jillian Nolan Snider, Esq.

412-513-4300 In the Commonwealth of Pennsylvania, County of Allegheny, All the Right, Title, Interest and Claim of Lawrence Taliaferro III, Stephanie Taliaferro n/k/a Stephanie Diouf

and All Unknown Heirs of Lawrence T. Taliaferro of, in and to: All the following described real estate situated in 13th Ward of the City of Pittsburgh, County of Allegheny, Allegheny,

Commonwealth of Pennsylvania. Having erected thereon a two-story brick dwelling known and numbered as 617 Sickles Street, Pittsburgh, PA 15221. Deed Book Volume 3706, Page 493, Block/Lot No. 175-D-336.

Pittsburgh—20th Ward

34. Deborah A. Murphy and Robert R. Murphy, Jr.

MG-20-000445-\$45,595.40 Robert P. Wendt, Esq. Leopold & Associates, PLLC

914-219-5787 x 490

Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.

Pittsburgh—31st Ward

MG-16-000289-\$66,655.04

Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC 215-790-1010

County of Allegheny, and 31st Ward of the

City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 1399

Leaside Drive, Pittsburgh, Pennsylvania 15207. Deed Book Volume 13731, Page 135.

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

afford an attorney, you may be eligible for

free legal assistance. Find out by contacting

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

interest can increase significantly. An

delinguent tax amount owed of \$325.02 had

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

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.

William P. Mullen, Sheriff

Oct 7, 2021

Oct 8, 15, 22, 2021

Legal notices that are published

in the Pittsburgh Legal Journal

are done so pursuant to Title 45

Pa. Code 101 et seq. and various local court rules. The Pittsburgh

Legal Journal does not edit any

legal advertisement for substance

or content, only for format of

the publication.

Estate Notice

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

Adamietz, Helmut, deceased, of Glenshaw, PA. No. 07168 of 2021. Joseph P. Adamietz,

Admr., 145 Rene Drive, Glenshaw, PA 15116

or to Carl B. Zacharia, Esq., Zacharia Brown

Bich, Joseph, deceased, of West Mifflin,

PA. No. 07229 of 2021. Mary Elaine Kurtz,

Extrx., 4513 Woodhill Drive, Munhall, PA

15120 or to George M. Janocsko, Esg., 1201

P.C., 7500 Brooktree Road, Wexford, PA

without delay:

15090.

Letters have been granted on the estate of

of the Sheriff's Sale.

If you have not contacted the creditor,

a final amount due at sale of \$2,133.26.

example of what can occur is as follows:

Do not delay. If you delay, fees, cost and

2004 property with an original

Please seek legal advice. If you cannot

existing mortgage, or other alternative.

a legal service listed below.

Block & Lot No. 0184-F-00102-0000-00.

In the Commonwealth of Pennsylvania,

Pittsburgh Legal Journal • 7

74. Mary Morgenstern

GD-18-013904—\$253,464.92 DWaldmanlaw, P.C. 844-899-4162

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 340 Fort Couch Road, Pittsburgh, PA 15241. Deed Book Volume 4062, Page 698. Block and Lot Number 319-K-88.

41. Elizabeth Ann Koenig MG-19-001308—\$146,707.06 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a single family residential dwelling being known and numbered as 134 Marwood Drive, Pittsburgh, PA 15241. Deed Book Volume 9697, Page 513. Block and Lot Number 569-D-168.

28. Pearlina S. Story

GD-20-004459—\$45,237.47 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1447 Foliage Street, Pittsburgh, PA 15221. Deed Book 14295, Page 241. Block and Lot Number 232-J-214.

30. The Unknown Heirs of Shirley A. Hairston, Deceased

GD-19-007821—\$35 952 28 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1443 Clark Street, Pittsburgh, PA 15221. Deed Book 4190, Page 110. Block and Lot Number 232-R-96.

44. Garry J. Duke

GD-21-002890-\$14,221.37 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a

16294, P. 469. Having erected thereon a Commercial Condominium Unit No. 2 k/a 231 Fort Pitt Boulevard, Pittsburgh, PA 15222. Block and Lot No 1-M-5-2

Parcel 3: All That Condominium Unit No. 3 of 231 Condominium Associates. DBV 16294, P. 469. Having erected thereon a Commercial Condominium Unit No. 3 k/a 231 Fort Pitt Boulevard, Pittsburgh, PA 15222. Block and Lot No. 1-M-5-3.

Parcel 4: All That Condominium Unit No. of 231 Condominium Associates. DBV 16294, P. 469 Having erected thereon a Commercial Condominium Unit No. 4 k/a 231 Fort Pitt Boulevard, Pittsburgh, PA 15222. Block and Lot No. 1-M-5-4.

Parcel 5: All That certain Lot being the northwesterly half of Lot No. 184 Col. Woods' Plan of the Town of Pittsburgh. DBV 16294, P. 469. Having erected thereon a Commercial Office Building k/a 235 Fort Pitt Boulevard, Pittsburgh, PA 15222. Block and Lot No 1-M-6

Parcel 6: All That certain Lot being part of Lot No. 233, Woods Plan of Pittsburgh. DBV 16294, P. 469. Having erected thereon a Commercial Garage k/a 221 First Avenue, Pittsburgh, PA 15222. Block and Lot No. 1-H-51.

Parcel 7: All That certain Lot being the Westerly one-half (1/2) of Lot No. 183, Woods Plan of Pittsburgh. DBV 16294, P. 469. Having erected thereon a Commercial Office Building k/a 227 Fort Pitt Boulevard, Pittsburgh, PA 15222. Block and Lot No. 1-M-4.

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 20th Ward: Having erected Thereon a dwelling being known and numbered as 1228 Stanhope Street, Pittsburgh, PA 15204. Deed Book Volume 9752, Page 429, Block and Lot 42-J-114.

60. Darryl E. Smith

MG-12-001777—\$60,503.69 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having thereon erected a dwelling known as 920 Berry Street, Pittsburgh, PA 15204. Deed Book 11192, Page 622. Block/Lot 41-C-130.

Pittsburgh—30th Ward

64. Donna Jean Camp a/k/a Donna J. Camp and Harun Bey MG-19-001025—\$14,923.22

Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 30: Having erected thereon a dwelling being known and numbered as 218 Jucunda Street, Pittsburgh, PA 15210. Document Number 2020-4485, and recorded in Deed Book Volume 17938, Page 65. Block and Lot Number 0014-K-00224-0000-00.

21-03949 Oct 15, 22, 29, 2021

21-03953 Oct 15, 22, 29, 2021

Brown, Ernestine B. a/k/a Ernestine Brown, deceased, of Pittsburgh, PA. No. 07196 of 2021. Petrie C. Holmes, Admrx., c/o Albert G. Reese, Jr., Esq., 640 Rodi Road, 2nd Fl., Ste. 2, Pittsburgh, PA 15235.

21-03955 Oct 15, 22, 29, 2021

Callomon, Judith C., deceased, of Pittsburgh, PA. No. 07232 of 2021. Wendy Thomas, Extrx., 1107 Rankin Road, White Oak, PA 15131 or to Nancy L. Rackoff, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

21-03959 Oct 15, 22, 29, 2021

Dickerson, Barbara L., deceased, of Ross Township, PA. No. 06371 of 2021. William D. Dickerson, Jr., Extr., 491 William Street, Pittsburgh, PA 15229 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

21-03956 Oct 15, 22, 29, 2021

Fisher, William John, deceased, of Carnegie, PA. No. 07205 of 2021. Susan M. Langer, Extrx., 5391 Orchard Hill Dr., Pittsburgh, PA 15236 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh. PA 15227. 21-03947 Oct 15, 22, 29, 2021

Homer, Georgia A. a/k/a Georgia Homer, deceased, of Penn Hills Township, PA. No. 07258 of 2021. Karen Trempus, Extrx., 130 Powell Road, Butler, PA 16002 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601. 21-03960 Oct 15, 22, 29, 2021

Kadar, Otto John a/k/a Otto J. Kadar, deceased, of Pittsburgh, PA. No. 05980 of 2021. Eugene Kadar, Admr., P.O. Box 416, Brownsville, PA 15417 or to Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Suite 204, Pittsburgh, PA 15234.

21-03952 Oct 15, 22, 29, 2021

Karczewski, Helen, deceased, of Pittsburgh, PA. No. 04827 of 2021. Mary Jo Jacko, Admrx., 103 Thomas Avenue, North Versailles, PA 15137 or to Colin B. May, Esg., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

21-01624w Oct 15, 22, 29, 2021

Landay, Bernice, deceased, of Upper St. Clair, PA. No. 07140 of 2021. Susan L. Nitzberg, Extrx., 916 Elmhurst Wav. Sewickley, PA 15143 or to James K. Goldberg, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425.

21-03950 Oct 15, 22, 29, 2021

Monarko, Christine, deceased, of Cheswick, PA. No. 7188 of 2021. Robert L. Bizyak, Extr., 337 East Union Road, Cheswick, PA 15024 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076. 21-03948 Oct 15, 22, 29, 2021

Soergel, Carolyn Jean a/k/a C. Jean Soergel, deceased, of Franklin Park, PA. No. 07144 of 2021. Randy E. Soergel, Extr., 2561 A Brandt School Road, Wexford, PA 15090 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

21-03951 Oct 15, 22, 29, 2021

Wilton, Alice S. Teresi, deceased, of Pittsburgh, PA. No. 07164 of 2021. Mary C. Brannon, Admrx., 3185 Home Avenue, Castle Shannon, PA 15234 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317. 21-03954 Oct 15, 22, 29, 2021

Blank, Francis J., deceased, of McKeesport, PA. No. 06183 of 2021. Lavera George, Extr., c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 100, Allentown, PA 18101. 21-03865 Oct 8, 15, 22, 2021

Gorring, William R., deceased, of Coraopolis, PA. No. 7261 of 2021. LaDonna K. Dorsek, Extrx., c/o George A. Miller, Esq., Markovitz & Germinaro, 1001 East Entry Drive, Ste. 200, Pittsburgh, PA 15216. 21-01590w Oct 8, 15, 22, 2021

Kirstein, Lorraine Ann, deceased, of Pittsburgh, PA. No. 06538 of 2021. Nikole Schutzman, Admrx., 2367 Highland Avenue, Allison Park, PA 15101 or to Julie Fritsch, Esq., Fritsch Law, LLC, 220 South Main Street, Suite 101, Unit N, Butler, PA 16001. 21-01589w Oct 8, 15, 22, 2021

Petrilli, Michael D., deceased, of Naples, FL. No. 06853 of 2020. Linda A. Foreman, Extrx., c/o Anthony R. Fantini, Esq., The Fantini Law Firm, P.C., 661 Andersen Dr., Ste. 220, Pittsburgh, PA 15220. 21-03880 Oct 8, 15, 22, 2021

Schultz, Rosemary C., deceased, of McDonald, PA. No. 07093 of 2021. Walter J. Schultz, Extr., 4273A Battle Ridge Road, McDonald, PA 15057 or to Christopher P. Buda, Esg., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

21-01587w Oct 8, 15, 22, 2021

Ayala, Carlos Alberto, deceased, of South Fayette, PA. No. 07099 of 2021. Megan E. Loftis, Admrx. and Atty., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216. 21-01560w Oct 1, 8, 15, 2021

Bodnar, Nicholas, deceased, of Pittsburgh, PA. No. 06928 of 2021. Janet Marie Jones, Co-Extrx., 234 Westhampton Drive, Palm Coast, FL 32164 and Gary Bodnar, Co-Extr., 2380 Pine Brook Lane, Springboro, OH 45066. 21-01553w Oct 1, 8, 15, 2021

Dowd, Phyliss A., deceased, of Collier Township PA No 07003 of 2021 Kevin T

Dowd, Extr., 298 Maple Ridge Drive, Canonsburg, PA 15317 or to William M. Thomson, Esq., 1700 N. Highland Road, Suite 207, Pittsburgh, PA 15241. 21-01561w Oct 1, 8, 15, 2021

Ford, Rose, deceased, of Pittsburgh, PA. No. 6684 of 2021. Richard T. Ford, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

21-01554w Oct 1, 8, 15, 2021

Hedeen, Carol Ann, deceased, of Verona, PA. No. 07090 of 2021. Pamela Walsh, Extrx., 107 Lansdowne Dr., Verona, PA 15147. 21-01557w Oct 1, 8, 15, 2021

Holtman, Rita G., deceased, of Shaler Township, PA. No. 06986 of 2021. Philomena M. Tuite, Extrx., 802 Burchfield Road, Allison Park, PA 15101 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215. 21-03797 Oct 1, 8, 15, 2021

Johnson, Betty Jane, deceased, of Pittsburgh, PA. No. 07092 of 2021. Cheryl A. Stiles, Extrx., 1653 Township Road 204, Bloomingdale, OH 43910.

21-01556w Oct 1, 8, 15, 2021

Makitka, Agnes M. a/k/a Agnes Makitka, deceased, of Allison Park, PA. No. 05620 of 2021. Karen L. Clarke, Admrx., 2172 Duncan Avenue, Allison Park, PA 15101 or to Stephanie A. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

21-03795 Oct 1, 8, 15, 2021

McIntosh Jones, Barbara, deceased, of Pittsburgh, PA. No. 02861 of 2020. Olin McIntosh, Admr., 566 Dawson Ave., Apt. 101, Pittsburgh, PA 15202.

21-01555w Oct 1, 8, 15, 2021

Mikszan, Dorothy A., deceased, of Pittsburgh, PA. No. 05125 of 2021. Catherine Wills, Extrx., 266 44th Street, Pittsburgh, PA 15201 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236. 21-01558w Oct 1, 8, 15, 2021

Price, Anna Mae a/k/a Anna M. Przybylski, deceased, of Richland Township, PA. No. 7007 of 2021. Danielle Stavor, Extrx., 1025 Cider Mill Drive, Gibsonia, PA 15044 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044. 21-03796 Oct 1, 8, 15, 2021

Siler, Patrick J., deceased, of West Mifflin,

PA. No. 06458 of 2021. Marian B. Siler, Admrx., 2431 Old Elizabeth Road, West Mifflin, PA 15122 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236. 21-01559w Oct 1, 8, 15, 2021

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Division

Christopher S. Radi and Melanie B. Radi, Plaintiffs, vs. The Estate of Frank Rogoz (Deceased), All Known Heirs, Successors and Assigns of Frank Rogoz (Deceased), All Unknown Heirs, Successors and Assigns of Frank Rogoz (Deceased), and All Claiming Right, Title or Interest From or Under Frank Rogoz (Deceased),

Quiet Title Action regarding real property situated in the Township of Pine, County of Allegheny, Commonwealth of Pennsylvania, having an address of 421 Avonlea Court, Gibsonia, PA 15044, Parcel ID 1661-F-4.

To: All Known Heirs, Successors and Assigns of Frank Rogoz (Deceased), All Unknown Heirs, Successors and Assigns of Frank Rogoz (Deceased), and All Claiming Right, Title or Interest From or Under Frank Rogoz (Deceased)

Notice

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and filing your defenses or objections in writing with this court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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, PA 15219 (412) 261-5555

Plaintiffs' Attorney: Frank Kosir, Jr., Meyer Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, 412-456-2825.

21-03967 Oct 15, 2021

Articles of Incorporation Business Corporation

Charles L. Caputo, Esq., Caputo Law Office, 204 Fifth Avenue, Buhl Building, 5th Floor, 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 Moses Contracting, Inc. 21-03946 Oct 15, 2021

Bankruptcy Sale

In re: Mark A. Nagy

Case No.: 1822489-JAD Motion of Debtor Mark A. Nagy to Sell Real Estate Free and Divested of Liens Property located at 1434 Park Boulevard, Pittsburgh, PA 15216 Tax Parcel No. 98-C-339 Zoom Video Sale Hearing to be held on November 12, 2021 at 11:00 a.m., procedures are at http://www.pawb.uscourts.gov/ http://www.pawb.uscourts.gov/ are at content/judge-jeffery-deller Objections due by October 25, 2021 Initial Offer: \$91,200.00 Higher and better offers will be considered at the Zoom video hearing. Contact: Glenn R. Bartifay, Esquire, Debtor's Counsel Bartifay Law Offices, P.C., 2009 Mackenzie

Way, Suite 100, Cranberry Township, PA 16066, 412-824-4011 For Information:

http://www.pawb.uscourts.gov/easi.htm 21-03945 Oct 15, 2021

Change of Name

In the Court of Common Pleas of Alleghenv County, Pennsylvania: GD-21-11166. In re: Petition of Cynthia Jean Edmond, for change of name to Abiyah Tabitha Baht Israel. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, November 16, 2021, 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.

21-01628w Oct 15, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-11410. In re: Petition of Kira Jewelene Hovanec and Riley Cole Stensland, for change of their names to Kira Jewelene Moon and Rilev Cole Moon. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 10, 2021, 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. 21-03943 Oct 15, 2021

Trust Notice

Trust of: Delores E. Baldauf Revocable Living Trust dated 12/18/2020

Late of: West Deer Township, Allegheny

Notice of Action in Mortgage Foreclosure

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

Docket No. GD-21-009752

Trinity Financial Services, LLC, Plaintiff v. Joanne Stefano, et al, Defendants. Notice To All Unknown Heirs of Elizabeth R.

Yakel, Deceased and/or Joseph A. Yakel, Deceased. Please be advised that a Complaint in

Mortgage Foreclosure has been filed against the property located at 108 8th Street, Turtle Creek, PA 15145. Block and Lot 456-D-244. Deed Book 5670, Page 593.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) 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 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 Koppers Building

436 Seventh Ave., 4th Fl.

Pittsburgh, PA 15219 412-261-5555

www.getapittsburghlawyer.com By: Robert Wendt, Esquire Pa. I.D. #89150, Leopold & Associates, PLLC, Telephone: 914-219-5787 x490.

21-03926 Oct 15, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Michael Owen Mahoney a/k/a Michael Mahoney, a minor. No. CP-02-AP-043-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Idagrace Marie Guyer a/k/a Idagrace Marie Horochak a/k/a Idagrace M. Guyer a/k/a Idagrace Dibler and Owen Dibler a/k/a Owen Mahoney a/k/a Owen Paul Dibler a/k/a Owen P. Dibler, parents of Michael Owen Mahoney a/k/a Michael Mahoney, a minor, born on April 2, 2019, in Gaston County, North Carolina. A Petition has been filed asking the Court to put an end to all rights you have to your child, Michael Owen Mahoney a/k/a Michael Mahoney. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Friday, October 22, 2021 at 9:00 a.m., prevailing time, before the Honorable Paul E. Cozza. This hearing will not take place in the courthouse but will be proceeding via telephone or video conferencing. In order for you to virtually participate in this hearing, it is important that you contact the assigned caseworker, Cassie McIlwain, at (412) 2300, or your legal counsel/attorney to obtain information for how to participate by telephone or video conference. The aforementioned caseworker and/or your attorney may be able to provide you with a phone number or link to the virtual hearing. You are warned that even if you fail to participate in the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should contact your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for enforceable voluntary agreement continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the Court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or: Lawyer Referral Service Allegheny County Bar Association Koppers Building 436 Seventh Ave., 4th Fl. Pittsburgh, PA 15219 412-261-5555 Andrew F. Szefi, County Solicitor. Lilian A. Akin, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4720, Lilian.Akin@AlleghenyCounty.US, Attorneys for Petitioner.

CIVIL DIVISION

Arbitration Awards (Continued from Page 5, Column 5)

copies sent to all parties MM/DD/YYYY. Arbitration Board #39345A

Dua, et al vs Yim, et al; AR-21-001279; P-atty: Walter Nalducci; D-atty: Frederick A. Sproull; Award for Plaintiffs and against Defendants, in the amount of \$10,675.00. Dated 10/12/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39345A

Cafardi Ferguson Wyrick Weis & Gabriel LLC vs Edge; AR-21-002229; P-atty: Richard A. Monti; D-atty: Pro Se; Award Ex Parte for \$4,229.00 in favor of Plaintiffs. Defendant not appearing at 10:04 am. Dated 10/12/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39345A

American Express National Bank vs Brown; AR-21-002536; P-atty: Jordan W. Felzer; Award Ex Parte for Plaintiff in the amount of \$4,991.16. Defendant not appearing at 10:12 am. Dated 10/12/21. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39345A

New Arbitration Suits

Robinson Karen vs LVNV Funding LLC; AR-21-004431; Other Tort; Complaint; Atty(s): Frank Eugene D

Collier Foundation Systems Inc. vs Key Contracting LLC, Thomas Beverly Sue, Thomas Amy Nichole; AR-21-004432; Contract - Other; Complaint; 17683.95; Atty(s): McKenna Mark F

Discover Bank vs Smith Pamela N.; AR-21-004433; Contract - Credit Card; Exhibits; 4554.07; Atty(s): Pomy Matthew Weston

Collier Foundation Systems Inc. vs Colonic Health and Wellness LLC; AR-21-004434; Contract - Other; Complaint; 5910.80; Atty(s): McKenna Mark F

Magrish Michael vs General Motors LLC; AR-21-004435; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

Capital One Bank USA N.A. vs McCormick Janice Ruth; AR-21-004436; Contract - Credit Card; Exhibits; 12078.28; Atty(s): Polas Bryan J. Yanalivich David M., Yanalivich

Nicole L. vs Boehm Donald, Boehm

Antoinette; AR-21-004437; Contract

Buver Plaintiff; Complaint; Atty(s):

Tunstall Lynelle, Tunstall Sr. James P.

vs GEB Transport LLC, Fajardo Gregorio,

Foodliner Inc., Quest Liner Inc.; AR-21-

004438; Motor Vehicle Accident;

Rummel Chance vs Ford Motor

Company; AR-21-004439; Contract - Other;

TD Bank USA N.A. vs Pfab Beverly;

AR-21-004440; Plaintiff's MDJ Appeal; Plaintiff's Appeal of MDJ; Atty(s):

Capital One Bank USA N.A. vs

Weaver Judi D.; AR-21-004441; Contract - Credit Card; Exhibits;

Snow & Ice Management Company of

PA Inc. vs King of Prussia Associates; AR-

21-004442; Contract - Other; Complaint;

Synchrony Bank vs Goncar Anna

Ferraro; AR-21-004443; Plaintiff's MDJ Appeal; Plaintiff's Appeal of MDJ;

Hela Edward vs Ford Motor Company;

AR-21-004444; Contract - Other;

Capital One Bank USA N.A. vs Wilson

Muriel A.; AR-21-004445; Contract -

Complaint; Atty(s): Rapkin Robert A

20324.32; Atty(s): Polas Bryan J.

19304.46; Atty(s): Casper Mark E.

Atty(s): Morris Gregg L

Complaint; Atty(s): Rudert Erin K

Complaint; Atty(s): Rapkin Robert A

Scholtz Kenneth G

Morris Gregg L

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All persons having claims against the same will present them for payment; duly authenticated; and those indebted hereto, will please make immediate payment to:

Madeleine L. Hombosky, 115 Wedgewood Drive, Gibsonia, PA 15044

Or to:

James P. Shields, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

21-03957 Oct 15, 22, 29, 2021

Notice

Petition for Transfer of Ownership of Vehicle by Order of Court for Michael Knight. Docket No. GD-21-8438

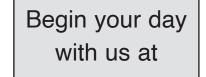
Presentation of petition for Transfer of Ownership of Vehicle by Order of Court is scheduled for Monday, October 25, 2021, at 9:45 AM, in Courtroom 703 of the Court of Common Pleas of Allegheny County. The vehicle at issue is a 2005 Dodge 1500 with Vin Number is 1D7HA16D25J507151. 21-04022 Oct 15, 2021

Notice

A conference will be held on November 2, 2021, at 10:30 am in Courtroom 4, Orphans' Court, Allegheny County, Pennsylvania, regarding a Petition for Determination of Title to Decedent's Interest in Real Estate Pursuant to 10 Pa. C.S.A 3546 at Case No. 6815 of 2021.

21-04049 Oct 15, 22, 29, 2021

21-03925 Oct 8, 15, 18, 2021



pittsburghlegaljournal.org.

Credit Card; Exhibits; 13460.71; Atty(s): Polas Brvan J

Capital One Bank USA N.A. vs Keener Benjamin R; AR-21-004446; Contract -Credit Card; Exhibits; 12883.18; Atty(s): Polas Bryan J.

Cousins Luella vs Franzi II John P.; AR-21-004447; Defendant's Appeal; Defendant's Appeal of MDJ; Atty(s): Pro Se

Capital One Bank USA N.A. vs Chang Ching; AR-21-004448; Contract - Credit Card; Exhibits; 15218.92; Atty(s): Polas Bryan J.

Cavalry SPV I LLC vs Shore Stephen J.; AR-21-004449; Contract - Credit Card; Complaint; 18870.08; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Perri Antoinette M; AR-21-004450; Contract - Credit Card; Complaint; 3303.56; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Dillingham Roxanna; AR-21-004451; Contract -Credit Card; Complaint; 10050.27; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Vojtas Anthony; AR-21-004452; Contract - Credit Card; 2448.06; Complaint; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Obringer Nicholas; AR-21-004453; Contract -Credit Card; Complaint; 4928.55; Atty(s): Apothaker David J