

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, September 3, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 3, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, SEPTEMBER 4, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 9, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class
County New Chapter 475.

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

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

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

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following:

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

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

Avalon

10. Joseph Michael Senoski and Carolyn Krachkowski, Known Heirs of, Maryann Senoski, Deceased, and All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest, From or Under Maryann Senoski, Deceased

GD-23-013132—\$17,856.75

John E. Hosa, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a residential dwelling known and numbered as 104 Harrison Avenue, Pittsburgh, Pennsylvania 15202, Deed Book Volume 9863, Page 516, Block and Lot 159-C-198.

Baldwin Borough

36. Brooke Austin Pillsbury and Michael F. Archer, Jr.

MG-23-000715—\$87,665.10
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a condominium unit in Macassar Gardens being known and numbered as 345 Macassar Drive, Pittsburgh, PA 15236, Deed Book Volume 13276, Page 176. Block and Lot Number 389-A-110-345.

Bethel Park

23. Gabriella Lamantia, in His Capacity as Heir of Roy Vachino; Anthony Vachino, in His Capacity as Heir of Roy Vachino; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Roy Vachino

GD-23-012301—\$54,702.44
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3586 South Park Road, Bethel Park, PA 15102. Deed Book Volume 13130, Page 12. Block and Lot 0667-A-00040-0000-00.

65. Estate of Orene King, deceased, last record owner/mortgagor; Louis King, Jr., known heir of Orene King; Linda King-Beasley, known heir of Orene King; and Unknown heirs, devisees and personal representatives of Orene King and his, her, their or any of their successors in right, title and interest

MG-22-000976—\$242,897.59
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick dwelling being known and numbered as 5851 Kings School Road, Bethel Park, PA 15102. Deed Book Volume 3826, Page 554. Block and Lot Number 665-N-200.

Braddock Hills

60. Paul J. Byzek, Executor of the Estate of Laverne M. Byzek

GD-24-003482—\$59,044.04
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a mobile home dwelling known as 1000 Garfield Avenue, Pittsburgh, PA 15221. Deed Book Volume 11584, Page 093, Block and Lot Number 300-E-245.

Carnegie

7. Jammie Barnes

MG-24-000212—\$151,337.07
KML Law Group, P.C.
215-627-1322

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

known and numbered as 602 Hulton Street, Carnegie, PA 15106. Deed Book 17766, Page 367. Block and Lot Number 102-A-277.

Castle Shannon

8. 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.

Borough of Chalfant

51. The Unknown Successor Trustee(s) of the Anna M. Reabe Revocable Trust

GD-23-004332—\$4,538.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one story brick house being known as 125 Wilkins Avenue, East Pittsburgh, PA 15112. Deed Book Volume 11266, Page 568. Block & Lot No. 374-H-14.

Churchill

39. Bernice Warfield and Aaron G. Payne

GD-14-005263—\$300,472.11
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 20 Thornycroft Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13861, Page 432. Block and Lot Number 0297-R-00200-0000-00.

Coraopolis

24. Claire V. Borlak, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; William J. Sangaila-Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Lauren Rodrigues, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Alexander Borlak, in His Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Erin Borlak a/k/a Erin Uhig, in Her Capacity as Heir of William Borlak a/k/a William J. Borlak, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Borlak a/k/a William J. Borlak, Sr.

MG-23-000573—\$80,673.08
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1356 4th Ave., Coraopolis, PA 15108. Deed Book Volume 11855, Page 24. Block and Lot 0342-L-00189-0000-00.

Crafton

44. Greicon Properties Company, LLC

GD-23-011511—\$2,493.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story commercial office building known as 21 White Avenue,

Pittsburgh, PA 15205. Deed Book Volume 12721, Page 508. Block & Lot No. 69-S-33.

46. Edward J. Rodgers, Jr.

GD-22-015402—\$2,828.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story brick house known as 15 Lyons Street, Pittsburgh, PA 15205. Deed Book Volume 7824, Page 95. Block & Lot No. 69-M-32.

47. Yalla LLC

GD-23-011087—\$2,778.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a three family, two story frame house known as 8 Harrison Street, Pittsburgh, PA 15205. Deed Book Volume 18071, Page 585. Block & Lot No. 68-D-132.

Edgewood

52. Jay Steinitz and Shauna Tallentire

GD-23-008530—\$7,047.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Parcel # 1: Having erected thereon a two and a half story masonry frame house being known as 147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-263.

Parcel #2: Being thereon vacant residential land known as 147 Oakview Avenue, Pittsburgh, PA 15218. Deed Book Volume 11793, Page 185. Block & Lot No. 234-E-262.

Forward

31. The Unknown Heirs of Mary Jane Lorber, Deceased

GD-23-011123—\$13,663.31
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 88 Ridge Rd., Monongahela, PA 15063. Deed Book 5417, Page 545. Block and Lot Number 2088-N-275.

70. William V. Webb and Jacqueline K. Franciscus a/k/a Jacqueline Kay Webb

GD-23-011261—\$12,807.23
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 2824 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 7515, Page 107. Block and Lot Number 1909-A-268.

Glassport

63. Joanne Ruffing

GD-16-007378—\$4,209.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house being known as 401 Euclid Avenue, Glassport, PA 15045. Deed Book Volume 5384, Page 39. Block & Lot No. 467-L-155.

Green Tree

34. The Unknown Heirs of Marie H. Schwartz, Deceased

GD-24-000524—\$21,962.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a commercial restaurant, cafe and/or bar building, being known and numbered as 2331 Noblestown Road, Pittsburgh, PA 15205. Deed Book 5638, Page 363. Block and Lot Number 39-L-356.

Hampton

6. Lindsay Ann Kneppshield a/k/a Lindsay Kneppshield

MG-24-000224—\$126,331.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 3133 Camberly Drive, Gibsonia, PA 15044. Deed Book 17566, Page 424. Block and Lot Number 1355-M-37.

Harrison

82. Shawn Holfelder

MG-23-000283—\$54,744.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 6220 Freeport Road, Freeport, PA 16229. Deed Book Volume 13138, Page 56. Block and Lot 2204-D-00037-0000-00.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Vacant land being known as Freeport Road, Freeport, PA 16229. Deed Book Volume 13138, Page 56. Block and Lot 2395-S-00147-0000-00.

Homestead

62. Robert Jacobs and Geraldine Jacobs

GD-05-020328—\$5,687.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story brick house being known as 354 West 12th Avenue, Homestead, PA 15120. Deed Book Volume 6217, Page 557. Block & Lot 131-E-317.

Indiana

61. Robert C. McMunn, Jr., Known Heir or Assign of Alma McMunn, Deceased & the Unknown Heirs and Assigns of Alma M. McMunn, Deceased

GD-21-011966—\$4,724.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one story frame house being known as 391 Rich Hill Road, Cheswick, PA 15024. Deed Book Volume 6194, Page 145. Block & Lot No. 837-K-153.

Ingram

50. Greicon Properties Company, LLC

GD-23-010987—\$2,460.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two story, two family frame house known as 7 East

Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 18685, Page 246. Block & Lot No. 41-N-206.

Kennedy

18. Nancy E. Motz Cosnotti

MG-22-000772—\$104,243.23
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 12 Brentwood Drive, McKees Rocks, PA 15136. Deed Book Volume 17477, Page 237. Block and Lot 0155-G-00250-0000-00.

Marshall

53. Connie S. Moreno and Victor Adolfo Moreno

GD-22-003450—\$3,051.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a two story frame house being known as 135 Short Line Lane, Wexford, PA 15090. Deed Book Volume 11542, Page 190. Block & Lot 1657-M-5.

McKees Rocks

15. Margaret Frances Ligons a/k/a Margaret Frances Turner, Solely in Her Capacity as Heir of Josephine Turner, Deceased, the Unknown Heirs of Josephine Turner Deceased, Joseph A. Turner Solely in His Capacity as Heir of Josephine Turner, Deceased, William E. Turner Solely in His Capacity as Heir of Josephine Turner, Deceased, Terri L. Turner Solely in Her Capacity as Heir of Josephine Turner, Deceased, Janet R. Turner Solely in Her Capacity as Heir of Josephine Turner, Deceased

MG-24-000158—\$6,564.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1238 Church Avenue, McKees Rocks, PA 15136. Deed Book 9981, Page 342. Block and Lot Number 72-R-94.

37. Jen Levitzki, Known Surviving Heir of Antonio C. Pantelis, James Pantelis, Known Surviving Heir of Antonio C. Pantelis, Chris Pantelis, Known Surviving Heir of Antonio C. Pantelis, and Unknown Surviving Heirs of Antonio C. Pantelis

GD-22-015224—\$108,080.09
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 13 Schoen Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17154, Page 449. Block and Lot Number 0074-S-00050-0000-00.

80. Candace Vicario

MG-24-000078—\$34,605.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 406 Grove Street, McKees Rocks, PA 15136. Deed Book Volume 12608, Page 23. Block and Lot 0072-G-00195-0000-00.

Monroeville

59. Darryl L. Mays, Administrator of the Estate of Clarence F. Mays, Deceased

GD-23-005791—\$5,932.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one and one half story masonry frame house being known as 736 Patton Street Extension, Monroeville, PA 15146. Deed Book Volume 17305, Page 350. Block & Lot No. 544-R-18.

Moon

28. Ricco Bronaugh, Alyssa Blose, David Blose, Jr., Known Heirs of the Estate of David Blose and The Unknown Heirs, Executors and/or Administrators of the Estate of David Blose

MG-24-000169—\$20,107.54
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known as 393 Cedar Drive, Coraopolis, PA 15108. Deed Book Volume 13741, Page 370. Block and Lot Number 505-S-373.

Mt. Lebanon

30. Richard E. Schofield, Jr.

GD-24-004774—\$191,247.98
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling known and numbered as 709 Pinoak Road, Pittsburgh, PA 15243. DBV 9848, PG. 146, B/L #99-N-320.

Mt. Oliver

43. Heather Mitchell

GD-22-013991—\$4,681.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story brick house being known as 519 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 12453, Page 176. Block & Lot No. 33-M-193.

Munhall

48. Equity Trust Company Custodian FBO 200344505 IRA

GD-19-003367—\$13,214.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story industrial warehouse being known as 2007 Whitaker Way, Homestead, PA 15120. Deed Book Volume 17607, Page 578. Block & Lot No. 180-C-169.

North Versailles

11. Ben R. Stuenzi, Mary Lou Stuenzi and the United States of America

GD-19-011338—\$140,250.99
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a commercial building being known and

numbered as 249 Lincoln Highway, North Versailles, PA 15137. Deed Book 14720, Page 569. Block and Lot Number 457-K-170.

20. Patricia E. Kovach

MG-23-000297—\$85,249.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-340.

Parcel Two: Having thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137, Block and Lot Number 458-M-342.

66. McClendon Management, LLC c/o Cortez McClendon

GD-23-000736—\$44,934.58
Stephen M. Hladik, 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 3704 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 18373, Page 564. Block and Lot Number 548-J-178.

Oakmont

21. Tina M. McGill a/k/a Tina McGill, Solely in Her Capacity as Heir of Regis McGill, Deceased, Regis William McGill, III a/k/a Regis McGill, III, Solely in His Capacity as Heir of Regis McGill, Deceased

MG-24-000401—\$104,501.45
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 1150 Oakmont Avenue, Oakmont, PA 15139. Deed Book 9263, Page 32. Block and Lot Number 362-D-374.

Penn Hills

25. Christopher Marze

MG-23-000699—\$100,794.27
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 32 Julian Dr., Pittsburgh, PA 15235. Deed Book Volume 9087, Page 9. Block and Lot 0368-F-00217-0000-00.

29. Kerry D. Nieser and Patricia L. Nieser

GD-24-004778—\$12,850.32
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as 419 Parkridge Drive, Pittsburgh, PA 15235. DBV 7207, P.G. 635, B/L #449-H-354.

32. Life Mender LLC

GD-21-010984—\$17,904.24
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 17 Frankwood Road, Pittsburgh, PA 15235. Deed Book 19043, Page 228. Block and Lot Number 230-R-327.

33. Ntumba L. Mutombo and Victor Johnathan Ayodele

GD-23-006356—\$10,061.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 227 Janice Dr., Pittsburgh, PA 15235. Deed Book 16195, Page 304. Block and Lot Number 368-S-167.

73. Karen P. Beasley

GD-23-014333—\$13,256.89
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 52 Everett Road, Pittsburgh, PA 15235 a/k/a 53 Torrance Road, Pittsburgh, PA 15235. Deed Book 15565, Page 37. Block and Lot Number 173-S-47.

76. Joyce Bozeman, as Believed Heir to the Estate of Chris A. Bozeman; Unknown Heirs of the Estate of Chris A. Bozeman; and Unknown Administrators of the Estate of Chris A. Bozeman

MG-18-000027—\$143,150.60
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 505 Veronica Drive, Pittsburgh, PA 15235. Document Number 2007-701, Deed Book Volume 13111, Page 422. Block and Lot Number 0369-L-00292-0000-00.

Pine

35. Eric Lege and Casey D. Lege

MG-23-000146—\$562,412.94
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a single family dwelling known as 1058 West Grove Court, Gibsonia, PA 15044, being Block and Lot No. 2376-G-42, described in the deed recorded on October 8, 2021 in Deed Book Volume 18637, Page 362.

Pitcairn

58. Debra L. Hyatt a/k/a Debra L. Abram, with Notice to Heirs and Assigns

GD-14-000279—\$8,966.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story brick house being known as 419 Robinson Street, Pitcairn, PA 15140. Deed Book Volume 9995, Page 365, Block & Lot 746-N-75.

Plum

9. Karen A. Toth

GD-22-008010—\$38,340.12
Elizabeth P. Pattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 620 Tampico Court, Pittsburgh, PA 15239. Deed Book 13755, Page 320. Block and Lot Number 1239-K-339.

Port Vue

57. Ashley Nemeth, Mark G. Nemeth and the United States of America

GD-23-005897—\$2,604.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two story commercial building being known as 314 Port Vue Avenue, McKeesport, PA 15133. Deed Book Volume 17800, Page 414. Block & Lot No. 465-B-112.

Reserve

79. Lynn Schugar, in Her Capacity as Heir of Karen J. Murphy-Hanasik; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Karen J. Murphy-Hanasik

GD-23-011939—\$88,916.76

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 835 Geyer Road, Pittsburgh, PA 15212. Deed Book Volume 15481, Page 526. Block and Lot 0164-K-00079-0000-00.

Ross

14. Benito Rojas and Angelica Maria Rojas

MG-22-000256—\$29,226.06

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

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a unit in Highlands, At Chapel Hill, a condominium being known and numbered as 5900 Babcock Boulevard, Unit 41, Pittsburgh, PA 15237. Deed Book Volume 18863, Page 309. Block and Lot Number 517-B-141-41.

Scott

78. Peter R. Lehrman

MG-23-000024—\$94,791.67

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

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a one-story brick dwelling being known and numbered as 444 Orchard Spring Road, Pittsburgh, PA 15220. Deed Book Volume 7158, Page 577. Block and Lot Number 65-R-4.

Shaler

68. Sharon Murphy; Joseph Meier; Barbara Dobson; Patricia Maslanka and Bryan Meier, Known Heirs of Clara M. Meier, Deceased & the Unknown Heirs of Harry H. Meier, Deceased & the Unknown Heirs of Clara M. Meier, Deceased

GD-14-010300—\$6,099.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story frame house being known as 503 Little Pine Creek Road, Pittsburgh, PA 15223. Deed Book Volume 4118, Page 226. Block & Lot No. 221-B-270.

South Fayette

13. Rose M. Susa

GD-24-001927—\$99,150.36

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 213

Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-C-1, Alternate 9946-X-317.

Parcel No. 2: Being vacant land known as Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-D-9, Alternate 9946-X-1539.

Parcel No. 3: Being vacant land known as Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block and Lot Number 258-D-10, Alternate 9946-X-83458.

Stowe

3. Jade R. Jones a/k/a Jade Rochelle Jones

MG-24-000195—\$69,612.65
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 78 Harlem Avenue, McKees Rocks, PA 15136. Deed Book 17880, Page 265. Block and Lot Number 73-S-2.

54. Jesus G. Velasquez and Melissa A. Velasquez

GD-23-013850—\$5,954.80
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story brick house being known as 521 MacArthur Street, McKees Rocks, PA 15136. Deed Book Volume 13524, Page 388. Block & Lot No. 73-E-66.

Swissvale

41. Kyle Norrell

MG-22-000368—\$82,526.86
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2324 Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 16895, Page 271. Block and Lot Number 0235-E-00282-0000-00.

Tarentum

38. Lance R. Gilligan, Mortgagor and Known Surviving Heir of Helen M. Gilligan, Mara S. Gilligan, Known Surviving Heir of Helen M. Gilligan, Rowena Bongartz, Known Surviving Heir of Helen M. Gilligan, Danielle L. Gilligan, Known Surviving Heir of Helen M. Gilligan, and Unknown Surviving Heirs of Helen M. Gilligan

MG-23-000563—\$48,912.95
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Parcel 1: Having erected thereon a dwelling being known and numbered as 313 East 9th Avenue, Tarentum, Pennsylvania 15084. Deed Book Volume 14599, Page 205, Block and Lot Number 1223-G-00072-0000-00.

Parcel 2: Vacant land being known and numbered as East 9th Avenue, Tarentum, Pennsylvania 15084. Deed Book Volume 14599, Page 205, Block and Lot Number 1223-G-00075-0000-00.

West Deer

4. John A. Watson a/k/a John Andrew Watson and Tracy Jo Watson a/k/a Tracy O. Watson

MG-23-000918—\$137,849.15
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer:

Parcel One: Having erected thereon a dwelling being known and numbered as 1363-1367 Logan Road, Tarentum, PA 15044. Deed Book Volume 12672, Page 269, Block and Lot Number 2011-G-94.

Parcel Two: Having thereon a vacant land being known as Logan Road, Gibsonia, PA 15044. Deed Book Volume 12672, Page 269, Block and Lot Number 2011-G-92.

26. Michael B. Florentine and Joseph J. Florentine, as Known Heirs of Albert M. Florentine and Charlene D. Florentine, Deceased and All Unknown Heirs of Albert M. Florentine and Charlene D. Florentine, Deceased

GD-22-012839—\$22,151.69
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 18-20 Oak Street, Russellton, PA 15076. Deed Book 7683, Page 307. Block and Lot Number 1361-M-257.

West Mifflin

16. Ryan Gallagher and Laura Honick

MG-23-000961—\$135,094.48
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1705 Texas Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 18949, Page 100. Block and Lot Number 0305-P-00246-0000-00.

27. Elliot R. Goodman f/k/a Lisa Nicole McDonald and Kristina Gunaway

MG-24-000034—\$106,493.39
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a single family residential dwelling being known and numbered as 3116 Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 18253, Page 123. Block and Lot Number 181-B-241.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 3116 Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 18253, Page 123. Block and Lot Number 181-B-243.

64. Theresa Sekely, Individually and as Administratrix of the Estate of Mary Sekely, Deceased

MG-15-000099—\$91,555.31
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 110 Main Entrance Drive, West Mifflin, PA 15122. Deed Book Volume 17100, Page 46. Block and Lot Number 185-K-268.

West View

17. Elizabeth J. Wissner

MG-22-000889—\$102,470.80
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 6 Fordham Ave., Pittsburgh, PA 15229. Deed Book Volume 5317, Page 129. Block and Lot Number 0279-B-00037-0000-00.

White Oak

1. The Unknown Heirs of Eleanor M. Linn, Deceased

MG-23-000701—\$59,565.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1139 California Avenue, McKeesport, PA 15131. Deed Book 6823, Page 58. Block and Lot Number 461-D-78.

Wilkins

49. Jacquallynn Myers

GD-23-001636—\$9,245.75
Joseph W. Gram, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story brick house being known as 125 Lucinda Drive, Turtle Creek, PA 15145. Deed Book Volume 4292, Page 221. Block & Lot No. 373-H-48.

Wilkinsburg

71. New Levels, LLC

GD-23-001888—\$12,608.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 544-546 Pasadena Avenue, Pittsburgh, PA 15221. Deed Book 17690, Page 511. Block and Lot Number 233-M-3.

Pittsburgh—5th Ward

22. Brenda Davis, in Her Capacity as Heir of Lottie Yates; Elayne Allen Kenney, in Her Capacity as Heir of Lottie Yates; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lottie Yates

GD-23-010091—\$48,639.22
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 751 Bryn Mawr Road, Pittsburgh, PA 15219. Deed Book Volume 6151, Page 297. Block and Lot 0026-P-00020-0000-00.

Pittsburgh—9th Ward

67. Neuman Investing LLC

GD-24-001870—\$380,282.30
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 9th Ward: Having erected thereon a dwelling being known and numbered as 4215 Geneva Street, Pittsburgh, Pennsylvania 15201. Deed Book Volume 18930, Page 592. Block and Lot Number 0049-G-00185-0000-00.

Pittsburgh—10th Ward

12. Martha M. Hart a/k/a Martha Hart and Robert Hart a/k/a Robert J. Hart

MG-23-000690—\$89,088.21
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 1637 Jancey Street, Pittsburgh, PA 15206. Deed Book Volume 12798, Page 327. Block and Lot Number 121-N-25.

Pittsburgh—14th Ward

81. Caitlin McNamee

MG-16-000207—\$270,536.44
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 14th Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 7232 Thomas Boulevard, Pittsburgh, PA 15208. Deed Book 13896, Page 95. Block and Lot 0175-E-00010-0000-00.

Pittsburgh—16th Ward

74. Mogul Mo Estates LLC

GD-24-001909—\$116,046.74
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 16: Having erected thereon a dwelling being known and numbered as 427 Ormsby Avenue, Pittsburgh, PA 15210. Document Number 2021-36737, Deed Book Volume 18659, Page 147. Block and Lot Number 0032-A-00147-0000-00.

Pittsburgh—17th Ward

5. Kathleen A. Powell, Christy I. Powell, Eric J. Powell and William J. Powell

MG-15-000481—\$62,090.67
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 138 South 19th Street, Pittsburgh, PA 15203. Deed Book 13854, Page 575. Block and Lot Number 12-J-289.

56. Thomas P. Lonero and the United States of America

GD-16-007455—\$11,825.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a one story frame house being known as 2601 Quarry Street, Pittsburgh, PA 15210. Deed Book Volume 13384, Page 62. Block & Lot No. 14-H-165.

Pittsburgh—18th Ward

2. Tyler J. Cavanaugh

MG-22-000532—\$92,174.60
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 455 Drycove Street, Pittsburgh, PA 15210. Deed Book 17023, Page 232. Block and Lot Number 33-N-154.

Pittsburgh—19th Ward

72. Calvin Beck

GD-24-000574—\$135,278.68
Robert W. Koehler, Esq.
412-281-5336

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Having erected thereon a commercial building known and numbered as 1617 Broadway Avenue, Pittsburgh, Pennsylvania 15216 as recorded in Deed Book 18901, Page 217 and designated as Lot & Block No. 35-G-17.

Pittsburgh—20th Ward

69. Darnell K. Kramer; The Kramer Family Revocable Living Trust, Dated 11-20-07; Anthony J. Kramer, Jr. in His Capacity as Heir to the Estate of Anthony J. Kramer, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Anthony J. Kramer, Deceased

MG-23-000998—\$55,620.80
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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

**Post your employment
opportunity on
jobs.acba.org.**

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1416 Swantek Street, Pittsburgh, PA 15204. Deed Book DE-13456, Page 513. Block and Lot Number 0071-S-00135-0000-00.

Pittsburgh—25th Ward

19. Sharon L. Grant

MG-23-000877—\$111,267.50

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

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 521 Jacksonia Street, Pittsburgh, PA 15212. Deed Book Volume 13277, Page 243. Block and Lot 0023-J-00079-0000-00.

Pittsburgh—29th Ward

77. Theresa L. Hays

MG-24-000088—\$12,525.85

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

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 238 Meredith St., Pittsburgh, PA 15210. Deed Book Volume 11772, Page 345. Block and Lot 0060-M-00298-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Aug 8, 2024

Aug 9, 16, 23, 2024

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Bicanich, Eleanor E., deceased, of Verona, PA. No. 04433 of 2024. Patricia J. Bicanich, Co-Admr., 1126 Center Ave., Verona, PA 15147 and Lisabeth J. Dillon, Co-Admr., 99 Woodland Drive, Pittsburgh, PA 15228 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-01560w Aug 23, 30; Sep 6, 2024

Caldwell, Regina M., deceased, of Pittsburgh, PA. No. 02743 of 2022. John T. Richards, III, Admr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-03018 Aug 23, 30; Sep 6, 2024

Chelecki, John a/k/a John Joseph Chelecki, deceased, of West Deer, PA. No. 3217 of 2024. Terra E. Pointer, Admr., 419 Center Grange Road, Monaca, PA 15061 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

24-03026 Aug 23, 30; Sep 6, 2024

Davies, Violet Leola, deceased, of Bethel Park, PA. No. 05124 of 2024. Donald R. Davies, Jr., Admr., 2823 Bertha St., Bethel Park, PA 15102 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-03024 Aug 23, 30; Sep 6, 2024

Fiore, Nello, deceased, of Pittsburgh, PA. No. 05157 of 2024. Allan R. Fiore, Extr., P.O. Box 655, Rostraver Township, PA 15012 or to David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.

24-01559w Aug 23, 30; Sep 6, 2024

Foertsch, Viola B., deceased, of Pittsburgh, PA. No. 05310 of 2024. Norman G. Foertsch, Jr., Co-Extr., 2518 Country Side Lane, Wexford, PA 15090 and Margie Foertsch, Co-Extr., 218 Longvue Drive, Pittsburgh, PA 15237 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-01558w Aug 23, 30; Sep 6, 2024

Gardner, Minnie L., deceased, of Pittsburgh, PA. No. 05214 of 2024. Kelvin Gardner, Extr., 615 Springfield Avenue, Pine Beach, NJ 08741-1235 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-03029 Aug 23, 30; Sep 6, 2024

Gebhardt, Christopher Henry a/k/a Christopher H. Gebhardt, deceased, of Pine Township, PA. No. 04648 of 2024. Regina M. Gebhardt, Admr., 3417 East Stag Drive, Gibsonia, PA 15044 or to L. Christian DeDiana, Esq., 533 Rugh St., Ste. 3, Greensburg, PA 15601.

24-03022 Aug 23, 30; Sep 6, 2024

Hirsch-Brody, Lila a/k/a Lila H. Brody, deceased, of O'Hara Township, PA. No. 05159 of 2024. John Michael Studeny, Extr.,

44 Mallard Drive, Pittsburgh, PA 15238 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

24-03030 Aug 23, 30; Sep 6, 2024

Hoffman, Nancy J., deceased, of Elizabeth, PA. No. 04958 of 2024. David G. Hoffman, Extr., 110 Ray Drive, Rostraver Twp., PA 15012 or to J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.

24-03020 Aug 23, 30; Sep 6, 2024

Jula, William, deceased, of Pittsburgh, PA. No. 01619 of 2024. Anastaysa Jula, Extr., 10521 66th Avenue, Apt. 6D, Forest Hills, NY 11375 or to Jacob Penn, Esq., Cozza Law Group, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15022.

24-01556w Aug 23, 30; Sep 6, 2024

Kapinus, Robert A., deceased, of Pittsburgh, PA. No. 01819 of 2019. Barbara A. Kapinus, Admr., 1375 Cardinal Drive, Pittsburgh, PA 15243.

24-03027 Aug 23, 30; Sep 6, 2024

Kusmira, Irene P., deceased, of Castle Shannon Borough, PA. No. 05213 of 2024. Karen A. Melis, Extr., 7007 Forrester Trail Road, Butler, PA 16002 or to William M. Thomson, Esq., P.O. Box 12592, Pittsburgh, PA 15241.

24-01565w Aug 23, 30; Sep 6, 2024

LeClaire-Hanlon, Patricia A., deceased, of Pittsburgh, PA. No. 05357 of 2024. Charles W. LeClaire, Extr., 39 Rolling Road, Cranberry Township, PA 16066 or to Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

24-01563w Aug 23, 30; Sep 6, 2024

Medley, Charles D., deceased, of Pittsburgh, PA. No. 06479 of 2023. Frederick C. Jones, Admr., 532 Roberts Street, Pittsburgh, PA 15219 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-01562w Aug 23, 30; Sep 6, 2024

Neff, Edwin J., deceased, of Monroeville, PA. No. 03810 of 2024. John H. Neff, Extr., 1345 Foxboro Drive, Monroeville, PA 15146 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-01564w Aug 23, 30; Sep 6, 2024

Seiss, Margaret M., deceased, of Scott Township, PA. No. 04299 of 2024. William A. Seiss, Extr., 1108 Hillridge Drive, Round Rock, TX 78665 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-03031 Aug 23, 30; Sep 6, 2024

Silverberg, Ada Lou, deceased, of Pittsburgh, PA. No. 05198 of 2024. Steven E. Silverberg, Extr., 29976 N. 134 Drive, Peoria, AZ 85383 or to David J. Slesnick, Esq., Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

24-03021 Aug 23, 30; Sep 6, 2024

Stathis, Thomas P., deceased, of Pittsburgh, PA. No. 5188 of 2024. Dorian Stathis, Extr., 609 Scott Avenue, Shaler Township, PA 15116 or to John W. Brown, Esq., John W. Brown & Associates, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

24-03023 Aug 23, 30; Sep 6, 2024

Troiani, Marietta A., deceased, of Green Tree, PA. No. 04815 of 2024. Louis A. Troiani, III, Co-Admr., 2031 Elmbrook Lane, Pittsburgh, PA 15243 and Adrienne Troiani, Co-Admr., 423 4th Avenue, New Eagle, PA 15243 or to Jennifer L. Schiavoni, Esq., Smith Butz, 88 Center Church Road, McMurray, PA 15317.

24-03028 Aug 23, 30; Sep 6, 2024

Crain, Jr., Thomas R., deceased, of Green Tree Borough, PA. No. 4697 of 2024. Paul Daniel Crain, Extr., c/o William A. Goyette, Esq., 11 Elmhurst Road, Pittsburgh, PA 15220.

24-01519w Aug 16, 23, 30, 2024

Sperling, Sandra, deceased, of Pittsburgh, PA. No. 08240 of 2023. Lori I. Sperling, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

24-02945 Aug 16, 23, 30, 2024

Urling, Ella Mae, deceased, of Ross Township, PA. No. 05036 of 2024. Karen Smith, Extr., 800 C McKnight Circle, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

24-02948 Aug 16, 23, 30, 2024

White-Jeffrey, Betty a/k/a Betty White, deceased, of Pittsburgh, PA. No. 4862 of 2023. Jonathan A. Orie, Admr. d.b.n., 429 4th Avenue, Suite 1901, Pittsburgh, PA 15219 or to Robert C. Gallo, Esq., 310 Grant Street, Suite 820, Pittsburgh, PA 15219.

24-02946 Aug 16, 23, 30, 2024

Brammer, Erin M. a/k/a Erin Elizabeth McGonigle, deceased, of Pittsburgh, PA. No. 04786 of 2024. Sean Brammer, Admr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eight-Four, PA 15330.

24-02870 Aug 9, 16, 23, 2024

Connors, Fred C. a/k/a Fredrick C. Connors, deceased, of Allison Park, PA. No. 04787 of 2024. Cynthia Jean Verdi, Extr., 4306 Beauland Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-01477w Aug 9, 16, 23, 2024

Kearns, Susan Mary, deceased, of West Mifflin, PA. No. 05082 of 2024. Deborah Jacobs-Sera, Admr., 191 Curtis Court, Pittsburgh, PA 15237 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01480w Aug 9, 16, 23, 2024

Marasco, Lael A., deceased, of Monroeville, PA. No. 04739 of 2024. Thomas J. Marasco, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-01476w Aug 9, 16, 23, 2024

Rodgers, Carol L. a/k/a Carol Rodgers, deceased, of Gibsonia, PA. No. 05049 of 2024. Jane N. Slater, Extr., 3625 Centerview Road, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-01479w Aug 9, 16, 23, 2024

Sanger, Eleanor M., deceased, of Pittsburgh, PA. No. 04369 of 2024. Margaret S. Petrucci, Extr., 6541 East Inglewood Street, Mesa, AZ 85205 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.

24-02871 Aug 9, 16, 23, 2024

Shaffer, Dale T., deceased, of Whitehall, PA. No. 4624 of 2024. Linda Kennedy, Extr., 5470 California Ave., Bethel Park, PA 15102 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspani, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.

24-02872 Aug 9, 16, 23, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-7153. In re: Petition of Queyntel Dafeo Janke, for change of name to Queyntel Pierre Dafeo. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and

fixed Wednesday, September 18, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-01566w Aug 23, 2024

Notice of Administrative Suspension

Notice is hereby given that Rosemary A. Marshesani of Allegheny County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 17, 2024, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 16, 2024, for Compliance Group 3.

Suzanne E. Price
Attorney Registrar

The Disciplinary Board of the
Supreme Court of Pennsylvania
24-03046 Aug 23, 2024

Notice of Action in Mortgage Foreclosure

Allegheny County
Court of Common Pleas
Number: GD-24-004814

Bankers Trust Company as trustee of Amresco Residential Securities Corporation Mortgage Loan Trust 1998-1 under the Pooling and Servicing Agreement Dated as of February 1, 1998, Plaintiff v. Janet M. McCollum, Real Owner and Mortgagor, Jan Marie Jones, Known Surviving Heir of Jean C. Jones, and Unknown Surviving Heirs of Jean C. Jones, Defendants

TO: Unknown Surviving Heirs of Jean C. Jones, Premises subject to foreclosure: 1200-1204 LaBelle St. a/k/a 1200 LaBelle St. a/k/a 1200 and 1204 LaBelle St., Pittsburgh, Pennsylvania 15221. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the 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 the Plaintiff. You may lose money or property or other rights important to you. You should take this notice 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, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555, McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

24-03073 Aug 23, 2024

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Wilmerding, Wilkinsburg, Tarentum, Coraopolis, the Townships of Leet, Ross, and Harrison, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-24-009061

Thomas J. Rush, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or

piece of ground situate in the Borough of Wilmerding, Allegheny County, PA, located at 406 Middle Ave., Being designated as Block and Lot No. 545-R-375 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-009062

All-States Apartment Leasing, Inc., a Pennsylvania Corporation, its heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkinsburg, Allegheny County, PA, located at Pennwood Ave., Being designated as Block and Lot No. 176-H-387 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-009063

G. Edward Demento and Sandra J. Demento, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Tarentum, Allegheny County, PA, located at 505 3rd Ave., Being designated as Block and Lot No. 1223-M-116 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-009079

Marc W. Sampey, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Coraopolis, Allegheny County, PA, located at 735 6th Ave., Being designated as Block and Lot No. 419-C-181 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-009059

Quaker Highlands Inc., its heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Leet, Allegheny County, PA, located at Camp Meeting Rd., Being designated as Block and Lot No. 815-D-24 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-009060

Estate of Elizabeth Thornell, Deceased, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Ross, Allegheny County, PA, located at Varney St., Being designated as Block and Lot No. 161-J-233 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-009065

Charles E. Cooper, Jr., his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Harrison, Allegheny County, PA, located at 1008 Lilac St., Being designated as Block and Lot No. 1678-S-181 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation
In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 14th day of August, 2024, for Docket Nos. GD-24-009061, GD-24-009062, GD-24-009063, GD-24-009079, GD-24-009059, GD-24-009060, GD-24-009065, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain

Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 22nd day of February, 2024, condemned the property referred to above at GD-24-009059, in the Township of Leet; and by Resolution duly adopted on the 23rd day of May, 2024, condemned the property referred to above at, GD-24-009061, GD-24-009062, GD-24-009063, GD-24-009079 and GD-24-009060; in the Boroughs of Wilmerding, Wilkinsburg, Tarentum, and Coraopolis and in the Township of Ross, by Resolution duly adopted on 27th day of June, 2024, condemned the property referred to above at GD-24-009065, in the Township of Harrison and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Wilmerding, Wilkinsburg, Tarentum, Coraopolis and the Townships of Leet, Ross and Harrison.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, Suite 500, 436 Seventh Avenue, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
24-03025 Aug 23, 2024

Statement of Registration Foreign Business Corporation

Notice is hereby given that Troutwood, Inc., a foreign business corporation, will apply for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions

Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 1209 Orange Street, Wilmington, DE 19801, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 2286 Sylvan Drive, Pittsburgh, PA 15237.

24-01557w Aug 23, 2024

Voluntary Dissolution Business Corporation

Notice is hereby given by KATO, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-03015 Aug 23, 30, 2024

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Bonnie L. Black: deceased; Petition and order for citation to enforce settlement. Returnable September 23, 2024. Hearing September 23, 2024 at 11:30 a.m.; Atty: O. G. English; 5018 of 2023.

Judge Lawrence J. O'Toole

Eleanor A. Morse: deceased; Order of court; Atty: M. M. Jacob, T. J. Dempsey, Jr.; 7308 of 2021.

Rose Cimino: deceased; Memorandum opinion and order of court. Conference October 10, 2024 at 10:30 a.m.; Atty: R. F. Lawry, Pro Se; 3829 of 2016.

Judge Joseph K. Williams, III

Marcia G. Arnold: deceased; Petition and order to determine security for real estate proceeds; Atty: L. R. Enion; 1464 of 2024.

William M. Goods: deceased; Petition and order for small estate; Atty: A. G. Anderson; 3171 of 2023.

Thomas E. Reilly: deceased; Petition and order to add signatory on IOLTA account; Atty: K. E. McCarthy; 3604 of 2024.

Shirley Weinberg: trust; Order of court; Atty: D. A. Seibel, J. E. Hazelwood, K. M. Del Sole, C. Avalli; 5237 of 2019.

Dyann E. Carroll: deceased; Order of court. August 26, 2024 conference cancelled. Conference September 24, 2024 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., Pro Se; 5384 of 2018.

Saint Maria Goretti: non-profit; Order of court. Conference November 12, 2024 at 10:00 a.m.; Atty: J. R. Lewis, Pro Se; 1109 of 2024.

Community Economic Development Corp. of Clairton, Inc.: corporation; Order of court. Conference November 20, 2024 at 10:00 a.m.; Atty: J. R. Lewis, M. J. Solomon; 1108 of 2024.

Barbara L. Boova: deceased; Order of court. Conference January 8, 2025 at 10:00 a.m.; Atty: T. G. Uhrich; 4785 of 2022.

Pamela Kay: deceased; Petition and order to substitute administrator; Atty: R. C. Levine; 5004 of 2021.

Steven Musial: deceased; Motion and order for minor's sequestered account; Atty: M. C. Feldman; 4709 of 2024.