

CR-0003863-19; Clinton A. McLaughlin; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0003867-19; Zyshon Tyree Tot; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Scott William Vernon**

CR-0010766-19; Tyrell Anthony Brown; Aggravated Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0010774-19; Deontae Delshaw Boyd; Conspiracy - Aggravated Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

CR-0001417-20; Tara Booker; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shelley A. Duff**

CR-0002620-20; Gary Martin Toney; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0003977-20; Cameron Lee Rhone; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael M. Finley**

CR-0003978-20; Austin B. Rhone; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0004208-20; Harry Randall; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Anthony Orié**

Arbitration Trial List

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

Wednesday
October 28, 2020

GD-18-011713; Carpenter, et al vs Nellis, et al; P-atty: **William E. Kenworthy;** D-atty: **Sean P. Audley**

AR-20-002420; Waterworks Phase II vs Bath & Body Works LLC; P-atty: **Mark Stadler;** D-atty: **Edward T. Kang, Kandis Lynn Kovalsky**

AR-20-002419; Ciccarelli vs Ford Motor Company; P-atty: **Timothy H. Abeel Jr.;** D-atty: **Rachel Monaghan**

AR-20-002418; Estates of Breckenridge Owners vs O'Kelly, et al; P-atty: **Lisa M. Burkhart**

AR-20-002414; Unifund CCR LLC vs Fenlock; P-atty: **Demetrios H. Tsarouhis**

AR-20-002407; Cavalry SPV I LLC vs Panza; P-atty: **David J. Apothaker;** D-atty: **Lauren McCloskey**

AR-20-002405; Unifund CCR LLC vs Mastrilli; P-atty: **Demetrios H. Tsarouhis**

AR-20-002404; Unifund CCR LLC vs Hobby; P-atty: **Demetrios H. Tsarouhis**

AR-20-002403; Unifund CCR LLC vs Krieg; P-atty: **Demetrios H. Tsarouhis**

AR-20-002402; Unifund CCR LLC vs Vansickle; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Kevin J. Abramowicz**

AR-20-002401; Unifund CCR LLC vs Munko; P-atty: **Demetrios H. Tsarouhis**

AR-20-002400; Unifund CCR LLC vs Griffin; P-atty: **Demetrios H. Tsarouhis**

AR-20-002397; Livesey vs Ampex Brands LLC; P-atty: **Erin K. Rudert**

AR-20-001746; Maier vs Toyota Motor Sales USA; P-atty: **David J. Gorberg;** D-atty: **Keith B. Rose**

AR-20-001664; Gearhart vs Mercedes Benz USA LLC; P-atty: **David J. Gorberg;** D-atty: **Jeffrey Cohen**

AR-20-000985; Hazelbaker vs Jaguar Land Rover North America LLC; P-atty: **Robert A. Rapkin;** D-atty: **James S. Dobis, James P. Peterson**

AR-19-005303; El Daour Enterprise Inc. vs Fathalla; P-atty: **Elizabeth M. Tarasi;** D-atty: **Pro Se**

AR-19-003338; Lee vs Chojecki; P-atty: **Steven G. Petramale;** D-atty: **Anjali Marie Nair**

Summary Appeals Branch

Judge W. Terrence O'Brien
City-County Building
Room 821

Wednesday
October 28, 2020

Hearings

SA-0001290-19; Comm. of PA vs Joseph Bruce Evans; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Christopher Nicholas Urbano**

SA-0000042-20; Comm. of PA vs Chloe Bolden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000043-20; Comm. of PA vs Isabella Bolden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000050-20; Comm. of PA vs Isabella Bolden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000054-20; Comm. of PA vs Daniel Marcus Riley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000097-20; Comm. of PA vs Michael Guest; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000194-20; Comm. of PA vs John Brace; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000333-20; Comm. of PA vs Scott M. Lipka Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000466-20; Comm. of PA vs Agata Oleksiak; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

SA-0000484-20; Comm. of PA vs Vanessa Rose Kolod; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000523-20; Comm. of PA vs Justin Michael Wachter; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mark Edward Scott**

SA-0000612-20; Comm. of PA vs Mohammed K. Sultan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000635-20; Comm. of PA vs Michael S. Orsky; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

SA-0000680-20; Comm. of PA vs Collin West; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William John Theisen**

SA-0000861-20; Comm. of PA vs Tiffany Herrera; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000866-20; Comm. of PA vs Armand James Detore; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000892-20; Comm. of PA vs Skylar Drae Brown; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000893-20; Comm. of PA vs Maropeng Maake; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Leonard J. Berger Jr.**

SA-0000894-20; Comm. of PA vs Percy Raul Hernandez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000898-20; Comm. of PA vs Zachary Deah; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000914-20; Comm. of PA vs William Beu; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000915-20; Comm. of PA vs Shane Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000917-20; Comm. of PA vs Joseph Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000918-20; Comm. of PA vs Jessica Lee Buck; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000927-20; Comm. of PA vs Nidzabeth Sepulveda; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000928-20; Comm. of PA vs Danne R. Sholes; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Terrence Michael Ging**

SA-0000934-20; Comm. of PA vs Mayowa Clement Bejide; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000936-20; Comm. of PA vs Gerald Willie Sherrell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000937-20; Comm. of PA vs Tasha Y. Crafton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000938-20; Comm. of PA vs Olivia Joy Bodine; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000940-20; Comm. of PA vs Antonia Lataya Callaway; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000943-20; Comm. of PA vs Jared Lee Pfennigwerth; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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 2, 2020 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, NOVEMBER 2, 2020 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, NOVEMBER 4, 2020, BETWEEN THE HOURS OF 8:30 AM AND 2:30 PM IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, NOVEMBER 9, 2020 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 moneys advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.21(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII
Sheriff's Sales

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

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

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

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

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

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid

under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

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

Avalon

11. Richard M. Prazer, With Notice to Heirs and Assigns

GD-19-013449—\$11,911.39
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 23 Marie Avenue, Pittsburgh, PA 15202. Deed Book Volume 6810, Page 107. Block & Lot No. 214-L-148.

Braddock

6. Ronald Riggins Jr.

GD-16-006496—\$4,035.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story brick house being known as 12 Mills Avenue, Braddock, PA 15104. Deed Book Volume 14969, Page 161. Block & Lot No. 236-L-236.

17. Tracie Mercuri, Bradford Sterling Chapple, and Kenneth Sterling Chapple, Known Heirs of Sterling Chapple, Deceased and the Unknown Heirs of Sterling Chapple, Deceased

GD-14-022415—\$7,543.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story frame house being known as 212 2nd Street, Braddock, PA 15104. Deed Book Volume 14463, Page 258. Block & Lot No. 236-R-289.

Brentwood

3. Thomas G. Lawlor, Esquire, Administrator of the Estate of Richard M. Benedik, Deceased

GD-19-016103—\$11,984.33
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 3867 Delco Road, Pittsburgh, Pennsylvania 15227, Deed Book Volume 6940, Page 531, Block and Lot 189-M-103.

Chalfant

31. Leslie J. Danovich

GD-08-018439—\$40,660.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Being thereon vacant land being known as 109 Lynnwood Avenue, East Pittsburgh, PA 15112. Deed Book Volume 10260, Page 340. Block & Lot No. 374-L-200.

Coraopolis

2. Timothy J. Powers

GD-19-016108—\$21,307.01
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a residential dwelling known and numbered as 1630 Ridge Avenue, Coraopolis, Pennsylvania 15108-2124, Deed Book Volume 16735, Page 591, Block and Lot 342-R-151.

Elizabeth Township

15. Unknown Heirs of John Gerald Smith, Jr.

GD-20-001894—\$6,069.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant land being known as Smithfield Street, McKeesport, PA 15135. Deed Book Volume 7018, Page 301. Block & Lot No. 553-N-362.

North Braddock

12. Mary Louise Williams

GD-17-015741—\$3,931.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house being known as 809 6th Street, Braddock, PA 15104. Deed Book Volume 5050, Page 293. Block & Lot No. 301-N-18.

North Fayette

26. Tara Hall Development Corporation

GD-18-014187—\$11,385.69
Paul R. Yagelski, Esq.
Marilyn Le Lodico, Esq.
412-338-1148

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Being thereon vacant land being known as Robb Hill Road, Oakdale, PA 15071. Deed Book Volume 6456, Page 391, Block and Lot No. 494-A-3.

Penn Hills

1. Choice Development of Potomac, Inc.

GD-16-002203—\$406,163.13
Jonathan A. Orié, Esq.
412-281-3180

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: A commercial lot being known and numbered as Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-153.

A commercial lot being known and numbered as Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-158.

A commercial lot being known and numbered as 4610 Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-151.

A commercial building being known and numbered as 4606-4608 Allegheny River Boulevard, Verona, Pennsylvania 15147. Deed Book Vol. 15970, Page 424. Block and Lot Numbers 228-S-147.

14. Afrodite Haritos Kearney

GD-17-009320—\$11,511.00
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story masonry frame house being known as 10223 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 5084, Page 584. Block & Lot No. 369-A-87.

20. Donald J. Wilds and Carol Tate

GD-19-004256—\$18,916.00
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 733 Jefferson Road, Pittsburgh, PA 15235. Deed Book 6743, Page 445. Block and Lot Number 539-J-288.

22. David Barren and the United States of America

GD-11-020064—\$44,015.11
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 7976 Aber Road, Verona, PA 15147. Deed Book 11320, Page 153. Block and Lot Number 295-J-390.

Pitcairn

18. Sean R. Wright

GD-19-009802—\$2,755.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 321 Washington Avenue, Pitcairn, PA 15140. Deed Book Volume 13929, Page 460. Block & Lot No. 747-A-127.

30. Unknown Heirs of Margaret Geiger and Unknown Heirs of Neal Hinton

GD-20-002015—\$3,614.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame house being known as 736 7th Street, Pitcairn, PA 15140. Deed Book Volume Deed Book Volume 9334, Page 601, Block & Lot 746-R-219.

Port Vue

23. Justina L. Kerr-Handra, Kerri M. Yablonsky and John M. Kerr, known heirs of Frances E. Kerr and all unknown heirs of Frances E. Kerr, deceased and John C. Kerr

GD-19-007382—\$13,747.01
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two story frame dwelling being known and numbered as 838 Elmwood Street, McKeesport, PA 15133. Deed Book 5003, Page 466. Block and Lot Number 308-R-308.

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South Fayette

29. Newbury Development Associates, LP
GD-20-006262—\$25,015,202.17
Samuel A. Hornak, Esq.
412-394-2565

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: The leasehold and present possessory interest in all the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 293, Page 90, Block and Lot Number 256-C-5 (Parcel One).

And
The leasehold and present possessory interest in all the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Millers Run Road, Bridgeville, PA 15017. Plan Book Volume 260, Page 32, Block and Lot Number 256-F-15 (Parcel Two).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 281, Page 88, Block and Lot Number 256-C-1 (Parcel Three)

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Millers Run Road, Oakdale, PA 15017. Plan Book Volume 287, Page 155, Block and Lot Number 256-K-15 (Parcel Five).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 281, Page 88, Block and Lot Number 256-F-10 (Parcel Six).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 281, Page 88, Block and Lot Number 256-L-30 (Parcel Seven).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Millers Run Road, Bridgeville, PA 15017. Plan Book Volume 274, Page 44, Block and Lot Number 256-L-15 (Parcel Nine).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 293, Page 90, Block and Lot Number 256-G-20 (Parcel Ten).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Presto Sygan Road, Bridgeville, PA 15017. Plan Book Volume 296, Page 103, Block and Lot Number 256-G-30 (Parcel Eleven).

And
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette. Constituting vacant commercial property being known and numbered as Millers Run Road, Oakdale, PA 15017. Plan Book Volume 293, Page 90, Block and Lot Number 197-R-29 (Parcel Twelve).

All Parcels Are Subject To the Environmental Covenants executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 - 6517: (1) Environmental Covenant dated July 7, 2016, recorded in the records of the Allegheny County Department of Real Estate in Deed Book Volume 16452, Page 165; (2) Environmental Covenant dated November 3, 2017, recorded in the records of the Allegheny County Department of Real Estate in Deed Book Volume 17003, Page 397; and (3) Environmental Covenant dated November 3, 2017, recorded in the records of the Allegheny County Department of Real Estate in Deed Book Volume 17003, Page 344. The Environmental Covenants subject the property described therein to certain activity

and use limitations also described therein. The Environmental Covenants have been approved by, and grant certain rights to, the Pennsylvania Department of Environmental Protection and the United States Environmental Protection Agency. Also Subject to the Stipulation and Order Regarding Mineral Rights, entered by the Allegheny County Court of Common Pleas on July 6, 2020 at docket number GD-20-006262. For purposes of certainty, no hydrocarbon, oil, gas, coal or other mineral rights under or relating to the foregoing parcels are being foreclosed upon or sold at sheriff's sale and such hydrocarbon, oil, gas, coal and other mineral rights shall remain with Newbury Development Associates, LP.

Wilkins

5. Louis L. Berry Sr.
GD-11-01197—\$6,187.58
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 house being known as 657 Larimer Avenue, Turtle Creek, PA 15145. Deed Book Volume 14154, Page 530. Block & Lot No. 454-P-28.

Wilkesburg

19. Thomas Henry
GD-19-014597—\$9,179.37
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a two story, four family house being known as 1116 Center Street, Pittsburgh, PA 15221. Deed Book Volume 10627, Page 152. Block & Lot No. 232-N-169.

21. Mary E. Johnson
GD-19-007003—\$20,862.77
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a three-story brick dwelling being known and numbered as 762 Franklin Ave., Pittsburgh, PA 15221. Deed Book 5892, Page 311. Block and Lot Number 176-H-22.

24. Nadia Bey, Administratrix of the Estate of Salahadin Alazar Bey, Deceased
GD-19-014679—\$37,484.90
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a dwelling being known and numbered as 1420 Avon Place, Pittsburgh, PA 15221. Deed Book 11112, Page 255. Block and Lot Number 297-F-209.

25. Aaron L. Triplett
GD-19-000697—\$26,068.26
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a dwelling being known and numbered as 1212 Sherman Street, Pittsburgh, PA 15221. Deed Book 12909, Page 400. Block and Lot Number 232-L-37.

27. Melvin Smith
GD-19-015750—\$39,863.67
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a two story brick dwelling with garage, being known and numbered as 1634 Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 5576, Page 41. Block and Lot Number 232-F-122.

28. Hayward L. Arnold and Sarah A. Arnold
GD-17-005995—\$6,957.82
Jennifer L. Cerce, Esq.
412-242-4400

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

dwelling being known and numbered as 312 Kelly Avenue, Pittsburgh, PA 15221. Deed Book 17556, Page 333. Block and Lot Number 176-B-180.

Pittsburgh—5th Ward

10. Stephanie I. McLaughlin
GD-17-017418—\$22,555.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 5: Having erected thereon a one story brick house being known as 627 Francis Court, Pittsburgh, PA 15219. Deed Book Volume 13232, Page 230. Block & Lot No. 10-H-349.

Pittsburgh—27th Ward

7. Kip Staudenmaier
GD-19-008983—\$55,312.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 27: Having erected thereon a two story brick house being known as 1502 Davis Avenue, Pittsburgh, PA 15212. Deed Book Volume 11573, Page 552. Block & Lot No. 75-C-238.

Pittsburgh—32nd Ward

8. James R. Gillece and Maureen A. Gillece
GD-19-017758—\$90,687.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two story brick commercial car garage being known as 2237 Saw Mill Run Boulevard, Pittsburgh, PA 15210. Deed Book Volume 9147, Page 558. Block & Lot No. 95-J-58.

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.

William P. Mullen, Sheriff

Oct 8, 2020

Oct 9, 16, 23, 2020

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:

Appenrott, Thomas, deceased, of Brentwood, PA. No. 03745 of 2020. Keith Appenrott, Admr., c/o Natalie Piscione, Esq., Covelli Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
20-03899 Oct 23, 30; Nov 6, 2020

Battaglia, Sara A., deceased, of Pittsburgh, PA. No. 4397 of 2020. Cindy Spridik, Extr., 100 Sophia Ave., Pittsburgh, PA 15236 or to Christopher Lepore, Esq., Cooper & Lepore, 302 Third Street, Carnegie, PA 15106.
20-03875 Oct 23, 30; Nov 6, 2020

Benckart, Elizabeth Balch a/k/a Beth B. Benckart, deceased, of Fox Chapel, PA. No. 04716 of 2020. Daniel H. Benckart, Co-Extr., 32 Longfellow Road, Pittsburgh, PA 15215 and Gregory B. Benckart, Co-Extr., 200 Wilmar Drive, Pittsburgh, PA 15238 or to Elizabeth S. Athol, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222.
20-03876 Oct 23, 30; Nov 6, 2020

Berkovitz, Joyce a/k/a Joyce Lee Berkovitz, deceased, of White Oak, PA. No. 04037 of 2020. Lori Lynn Davidson, Admr., 705 Elm Road, Bradford Woods, PA 15015 or to Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317.
20-03886 Oct 23, 30; Nov 6, 2020

Boyd, Jr., Hershel J. a/k/a Hershel J. Boyd, deceased, of Pittsburgh, PA. No. 04341 of 2020. Corrine Williams, Extr., c/o Melvin L. Vatz, Esq., 247 Fort Pitt Blvd., 4th Fl., Pittsburgh, PA 15222.
20-03863 Oct 23, 30; Nov 6, 2020

Britcher, Donald Allen a/k/a Donald A. Britcher, deceased, of Pittsburgh, PA. No. 04085 of 2020. Phyllis Britcher, Extr., c/o Gregory M. Pocrass, Esq., Frank, Gale, Bails, Murcko & Pocrass, P.C., 3300 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.
20-03906 Oct 23, 30; Nov 6, 2020

Burgh, Caryn I., deceased, of Sharpsburg, PA. No. 4110 of 2020. Carolyn Burgh, Extr., 7333 Whipple Street, Pittsburgh, PA 15218 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
20-03907 Oct 23, 30; Nov 6, 2020

Costa, Louise J. a/k/a Louise Costa a/k/a Louise Vento Costa, deceased, of Pittsburgh, PA. No. 04846 of 2020. Guy Costa, Extr., 5415 Beacon Street, Pittsburgh, PA 15217.
20-03877 Oct 23, 30; Nov 6, 2020

Dawson, Robert W. a/k/a Robert William Dawson, deceased, of Robinson Township, PA. No. 03497 of 2020. Deana Marie Weathers, Extr., 324 W. Bruceton Road, Pittsburgh, PA 15236 or to Matthew G. Melvin, Esq., Barbera, Melvin & Svonavec, LLP, 146 West Main Street, P.O. Box 775, Somerset, PA 15501-0775.
20-03891 Oct 23, 30; Nov 6, 2020

Delissio, Frances L. a/k/a Frances Delissio a/k/a Frances B. Delissio, deceased, of Pittsburgh, PA. No. 03261 of 2020. Robert A. Delissio, Jr., Extr., c/o Erin L. Santorella, Esq., Law Office of Howard F. Murphy, 331 Regis Ave., Pittsburgh, PA 15236.
20-03889 Oct 23, 30; Nov 6, 2020

DeVay, Norma C., deceased, of Pittsburgh, PA. No. 5033 of 2020. Susan M. Crouse, Extr., c/o Jeanne M. Marquette, Esq.,

Pittsburgh Estate Law, P.C., 1501 Mount Royal Blvd., Glenshaw, PA 15116.
20-00767w Oct 23, 30; Nov 6, 2020

Falce, Sr., Peter M., deceased, of Pittsburgh, PA. No. 04077 of 2020. Lisa Carmella Wozniak, Extr., 3420 Cedar Glen Drive, Allison Park, PA 15101 or to Daniel L. Goodyear, Esq., Sciullo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
20-03897 Oct 23, 30; Nov 6, 2020

Feeney, Betty W. a/k/a Betty Karon Feeney, deceased, of Pittsburgh, PA. No. 04873 of 2020. Andrew R. Quinn, Extr., 116 Rock Haven Lane, Pittsburgh, PA 15228 or to Daniel J. Conway, Esq., 508 Washington Rd., Pittsburgh, PA 15228.
20-03873 Oct 23, 30; Nov 6, 2020

Flory, Bernice A., deceased, of Shaler Township, PA. No. 05002 of 2020. Donald R. Flory, Co-Extr., 1102 E. Elfinswild Road, Allison Park, PA 15101 and Rose M. Schomer, Co-Extr., 4224 Tanglewood Drive, Allison Park, PA, 15101 or to Slade R. Miller, Esq., Auld Miller, L.L.C., 4767 William Flynn Highway, Allison Park, PA 15101.
20-00768w Oct 23, 30; Nov 6, 2020

Gilson, Joan G.H. a/k/a Joan G.H. Aaron, deceased, of Pittsburgh, PA. No. 04909 of 2020. William G. Gilson, Extr., c/o Karen E. Bononi, Esq., Morella and Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
20-00763w Oct 23, 30; Nov 6, 2020

Hardison, Paul J. a/k/a Paul John Hardison a/k/a Paul Hardison a/k/a Paul J. Hardison, deceased, of Monroeville, PA. No. 04373 of 2020. Paul A. Hardison, Extr., 2468 Saunders Station Road, Monroeville, PA 15146 or to Jerome L. Tierney, Esq., 10531 Center Hwy., N. Huntingdon, PA 15464.
20-03874 Oct 23, 30; Nov 6, 2020

Hughes, Madeline, deceased, of Glenshaw, Pennsylvania. No. 04934 of 2020. Paul Hughes, Extr., 181 Washington Street, Wexford, PA 15090.
20-00770w Oct 23, 30; Nov 6, 2020

Hurte, Joan Margaret, deceased, of Pittsburgh, PA. No. 4690 of 2020. Donald Hurte, Jr., Extr., 5-1/2 Valois Street, Pittsburgh, PA 15205 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076.
20-03864 Oct 23, 30; Nov 6, 2020

Jenkins, Jr., Joseph M., deceased, of East McKeesport, PA. No. 03659 of 2020. John Eric Jenkins, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.
20-03887 Oct 23, 30; Nov 6, 2020

Keefer, Raymond W. a/k/a Raymond Keefer, deceased, of Pittsburgh, PA. No. 04331 of 2020. Carol Keefer, Admr., 1228 Straka Street, Pittsburgh, PA 15204 or to Gregory C. Moore, Esq., Moore Becker Smarto & Ciszek, P.C., 121 West Second St., Greensburg, PA 15601.
20-03870 Oct 23, 30; Nov 6, 2020

Kramer, Therese A., deceased, of Pittsburgh, PA. No. 04142 of 2020. Kevin B. Kramer, Extr., 1543 Beechwood Blvd., Pittsburgh, PA 15217 or to Larry S. Blair, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield Street, Suite 800, Pittsburgh, PA 15222.
20-00769w Oct 23, 30; Nov 6, 2020

Lapinski, John C. a/k/a John Lapinski, deceased, of Pittsburgh, PA. No. 4692 of 2019. Donald Lapinski, Co-Admr., 345 Osona Lane, Mars, PA 16046 and Michael Lapinski, Co-Admr., P.O. Box 1493, Pittsburgh, PA 15129 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4499 Mount Royal Blvd., Allison Park, PA 15101.
20-00765w Oct 23, 30; Nov 6, 2020

Lecce, Clementina, deceased, of Imperial, PA. No. 04392 of 2020. Joseph Lecce, Extr., 202 Lenox Court, Imperial, PA 15126 or to Stephen A. Chesney, Esq., Amato, Start & Associates, P.C., 601 Broad Street, Sewickley, PA 15143.
20-03869 Oct 23, 30; Nov 6, 2020

Lisivick, Barbara J. a/k/a Barbara Lisivick, deceased, of Pittsburgh, PA. No. 03525 of 2020. Edward A. Lisivick, III, Co-Extr. and Gary M. Lisivick, Co-Extr., c/o Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
20-03900 Oct 23, 30; Nov 6, 2020

Mrvos, Paul Thomas, deceased, of Collier Township, PA. No. 04676 of 2020. David A. Mrvos, Extr., c/o Mark J. Homyak, Esq., The Homyak Law Firm, P.C., 3333 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.
20-03868 Oct 23, 30; Nov 6, 2020

Pilcher, Richard D. a/k/a Richard Dale Pilcher, deceased, of South Fayette Township, PA. No. 04319 of 2020. Stanley Richardson, Extr., 201 Merriwood Drive, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., BusinessLegal, PC, 5021 Noblestown Rd., Oakdale, PA 15071.
20-03879 Oct 23, 30; Nov 6, 2020

Schneider, Richard R., deceased, of Pittsburgh, PA. Pennsylvania. No. 04985 of 2020. Roberta L. Keeling, Extr., 110 Nickle Road, Harmony, PA 16037 or to Sarah G. Hancher, Esq., 101 North Green Lane, Zelienople, PA 16063.
20-00762w Oct 23, 30; Nov 6, 2020

Sellers, Roberta Margaret, deceased, of O'Hara Township, PA. No. 04717 of 2020. James C. Sellers, Extr., 403 W. Fourth Street, Pittsburgh, PA 15238 or to Orlando R. Sodini, Esq., SutterWilliams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212-6095.
20-03871 Oct 23, 30; Nov 6, 2020

Smith, Mary Frances, deceased, of Pittsburgh, PA. No. 04988 of 2020. Henry Joel



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Pete Giglione
Mediator

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401 Liberty Ave, Pittsburgh, PA 15222



Smith, Admr., 1045 Millennium Drive, Bethel Park, PA 15102 or to Nathaniel B. Smith, Esq., 414 N. Logan Boulevard, Altoona, PA 16602.
20-00766w Oct 23, 30; Nov 6, 2020

Stephens, Harry A., deceased, of Ross Township, PA. No. 04113 of 2020. Michelle A. Stephens, Extr., 234 Amity Drive, Glenshaw, PA 15116 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.
20-03895 Oct 23, 30; Nov 6, 2020

Tarnosky, Gerald M., deceased, of Carnegie Borough, PA. No. 04583 of 2020. Gary M. Zyra, Extr. and Atty., 525 Carothers Ave., Carnegie, PA 15106.
20-03880 Oct 23, 30; Nov 6, 2020

Tennant, Kathleen E., deceased, of Pittsburgh, PA. No. 4898 of 2020. Cynthia Amore, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.
20-03878 Oct 23, 30; Nov 6, 2020

Tolomeo, Catherine, deceased, of Pittsburgh, PA. No. 03049 of 2020. Frank Tolomeo, Extr., 301 Fifth Avenue, Apt. 718, Pittsburgh, PA 15222 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., 428 Forbes Ave., Ste. 1400, Pittsburgh, PA 15219.
20-03888 Oct 23, 30; Nov 6, 2020

Upchurch, Nicholas G. a/k/a Nick Garfield Upchurch a/k/a Nick G. Upchurch, deceased, of Carnegie Borough, PA. No. 04247 of 2020. Michael N. Upchurch, Extr., 6059 Middlefield Drive, McDonald, PA 15057 or to Gary M. Zyra, Esq., 525 Carothers Ave., Carnegie, PA 15106.
20-03881 Oct 23, 30; Nov 6, 2020

Varner, Emma B., deceased, of Wilkins Township, PA. No. 4101 of 2020. Karen Lee Gelston, Extr., 4643 West Run Road, Pittsburgh, PA 15207 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
20-03903 Oct 23, 30; Nov 6, 2020

Vaughn, Mary Jean, deceased, of Penn Hills, PA. No. 04821 of 2020. Robert J. Vaughn, Extr., 2029 Meadowridge Drive, Washington, PA 15301 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
20-03872 Oct 23, 30; Nov 6, 2020

Vent, Francis Karl a/k/a F. Karl Vent, deceased, of Ross Township, PA. No. 4004 of 2020. Derek S. Vent, Extr., 7023 Highland Creek Drive, Bridgeville, PA 15017 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Ave., Pittsburgh, PA 15217.
20-03905 Oct 23, 30; Nov 6, 2020

Wilson, Barbara J., deceased, of Murrysville, PA. No. 04689 of 2020. Jennifer Lynn, Extr., 633 Tartan Drive, Monroeville, PA 15146 or to Mark T. Coulter, Esq., The Estate Planning Centers at Coulter & May, PC, One Monroeville Center, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.
20-03866 Oct 23, 30; Nov 6, 2020

Winschel, Jr., Paul J., deceased, of Wilkins Township, PA. No. 04107 of 2020. Janet Winschel, Extr., 340 Churchill Road, Pittsburgh, PA 15235 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
20-03902 Oct 23, 30; Nov 6, 2020

Zeitler, Emil L., deceased, of Pittsburgh, PA. No. 04132 of 2020. Gregory E. Zeitler, Extr., 12 Lipp Avenue, Pittsburgh, PA 15229 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
20-03896 Oct 23, 30; Nov 6, 2020

Allen, Karen, deceased, of Plum, PA. No. 04401 of 2020. Kimberly Melton, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., P.O. Box 416, Oakmont, PA 15139.
20-03827 Oct 16, 23, 30, 2020

Buntack, Charles F., deceased, of Monroeville, PA. No. 04396 of 2020. Frances L. Buntack, Extr., 1998 Smith Lane, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
20-03814 Oct 16, 23, 30, 2020

Dzierski, Katherine, deceased, of Scott Township, PA. No. 03991 of 2020. James O. Martin, III, Extr., 79 Third Street, Washington, PA 15301 or to Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.
20-03811 Oct 16, 23, 30, 2020

Fees, Richard M. a/k/a Rich Fees, deceased, of Pittsburgh, PA. No. 04884 of 2020. Roberta Szmanski, Extr., c/o Adam G. Anderson, Esq., 428 Forbes Avenue, Ste. 1901, Pittsburgh, PA 15219.
20-00729w Oct 16, 23, 30, 2020

Gastineau, Ellen Corinne, deceased, of Upper St. Clair Township, PA. No. 04314 of 2020. Michael K. Gastineau, Extr., 710 East 57th Street, Indianapolis, IN 46220 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.
20-03818 Oct 16, 23, 30, 2020

Hagerty, Rose Ann, deceased, of Bethel Park, PA. No. 04281 of 2020. Jennifer H. Lingler, Extr., 112 Arden Rd., Pittsburgh, PA 15216 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317.
20-03819 Oct 16, 23, 30, 2020

Hayes, Nellie I., deceased, of Penn Hills Township, PA. No. 04152 of 2020. Clair N. Hayes, III, Extr., 174 Jade Drive, Verona, PA 15147 or to Michael G. Wiethorn, Esq., Fox

Rothschild, LLP, BNY Mellon Center, 500 Grant Street, Ste. 2500, Pittsburgh, PA 15219.
20-03821 Oct 16, 23, 30, 2020

Krasuski, Stanley J., deceased, of Dravosburg, PA. No. 04501 of 2020. Jane Delo, Admr., 1806 Duquesne Avenue, McKeesport, PA 15132 or to Jennifer B. Derby, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.
20-03823 Oct 16, 23, 30, 2020

Lynch, Jr., Francis Richard, deceased, of Bellevue Borough, PA. No. 03853 of 2020. Elaine F. Lynch, Extr., 122 Dunbar Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
20-03813 Oct 16, 23, 30, 2020

Milcic, Anna Mae, deceased, of Tarentum, PA. No. 03375 of 2020. John A. Milcic, Extr., 292 Adamik Lane, Tarentum, PA 15084 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., 428 Forbes Ave., Ste. 1400, Pittsburgh, PA 15219.
20-03815 Oct 16, 23, 30, 2020

Moskal, Ronald Raymond a/k/a Ronald R. Moskal, deceased, of Monroeville, PA. No. 3628 of 2020. Michael J. Moskal, Admr., 708 Garlow Blvd., Pittsburgh, PA 15239 or to Maureen P. Gluntz, Esq., 102 Lexington Ave., Pittsburgh, PA 15215.
20-03825 Oct 16, 23, 30, 2020

Nesz, Franklin W. a/k/a Frank W. Nesz, deceased, of Robinson Twp., PA. No. 03470 of 2020. Darlene Gunniers, Extr., 6819 Alcoma Drive, Pittsburgh, PA 15235 or to Jeffrey D. Banner, Esq., Heritage Elder Law & Estate Planning, LLC, 318 South Main St., Butler, PA 16001.
20-03816 Oct 16, 23, 30, 2020

O'Leary, Helene, deceased, of Baldwin Borough, PA. No. 04227 of 2020. Brian M. O'Leary, Extr., 102 Bluemont Drive, West Mifflin, PA 15122 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
20-03810 Oct 16, 23, 30, 2020

Pappaterra, Patricia Ann a/k/a Patricia A. Pappaterra, deceased, of McKees Rocks, PA. No. 04148 of 2020. John Edward Pappaterra, Extr., 3175 E. Winged Foot Drive, Chandler, AZ 85249 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.
20-03812 Oct 16, 23, 30, 2020

Powell, Ralph Windel a/k/a Ralph W. Powell, deceased, of Monroeville, PA. No. 04369 of 2020. Sherry Cecilia Powell, Extr., 1777 Mountainview Dr., Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
20-03824 Oct 16, 23, 30, 2020

Rafferty, Mary Hanley a/k/a Mary J. Rafferty, deceased, of Pittsburgh, PA. No. 03984 of 2020. Kevin Rafferty, Extr., 5147 Inagua Way, Naples, FL 34119 or to Carl B. Zacharia, Esq., Zacharia Brown Law Offices, 111 West McMurray Road, McMurray, PA 15317.
20-03809 Oct 16, 23, 30, 2020

Riedell, John A., deceased, of Bethel Park, PA. No. 4584 of 2020. Sharon Riedell, Extr., 808 West View Drive, Apt. 909, West View, PA 15229 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
20-03826 Oct 16, 23, 30, 2020

Schwab, Janet A., deceased, of Monroeville, PA. No. 04264 of 2020. Dallas E. Schwab, Extr., 427 Raspberry Drive, Monroeville, PA 15146 or to Linda Broker, Esq., Law Office of Linda Broker, 533 Rugh St., Ste. 3, Greensburg, PA 15601-5635.
20-03820 Oct 16, 23, 30, 2020

Schwartz, Ann a/k/a Ann Sydavar Schwartz, deceased, of Plum, PA. No. 04120 of 2020. David Fitzsimmons, Extr., 1200 Morelle Avenue, East McKeesport, PA 15035 or to Lori Capone, Esq., Sikov and Love, P.A., 428 Forbes Avenue, Suite 1400, Pittsburgh, PA 15219.
20-03822 Oct 16, 23, 30, 2020

Cribbins, Laurette I., deceased, of Pittsburgh, PA. No. 04263 of 2020. Dennis

Lawrence Cribbins, Extr., 106 Brunner Drive, Pittsburgh, PA 15214 or to David W. Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
20-03752 Oct 9, 16, 23, 2020

Davis, Marian F., deceased, of Braddock, PA. No. 04598 of 2020. George M. Taylor, Extr., 9654 Valley Wood Lane, Knoxville, TN 37922 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.
20-03751 Oct 9, 16, 23, 2020

Davis, Ronald C., deceased, of South Fayette Township, PA. No. 04544 of 2020. Sandra R. Corbett, Extr., 124 Valley Crest Drive, Cecil, PA 15321 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
20-03759 Oct 9, 16, 23, 2020

Dwyer, Donald M., deceased, of Jefferson Hills, PA. No. 4127 of 2020. Geneva G. White, Extr., 4020 Ridge Road, Jefferson Hills, PA 15025 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.
20-00698w Oct 9, 16, 23, 2020

Eicher, Cynthia Ann, deceased, of Elizabeth, PA. No. 04586 of 2020. James J. Eicher, Admr., c/o Taressa J. Wills, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.
20-03747 Oct 9, 16, 23, 2020

Fisher, Sheila A. a/k/a Sheila Atkinson Fisher, deceased, of Pittsburgh, PA. No. 04660 of 2020. Sarah Fisher Schoemann, Extr., 636 Skyline Drive, Martinez, CA 94553 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Monroeville, PA 15146.
20-03758 Oct 9, 16, 23, 2020

Husak, John A., deceased, of Pittsburgh, PA. No. 04352 of 2020. Alan D. Husak, Extr., 1601 W. Webster Street, Unit 1, Houston, TX 77019 or to Sara A. Mercer, Esq., Clark Hill P.L.C., 301 Grant St., 14th Fl., Pittsburgh, PA 15219.
20-03768 Oct 9, 16, 23, 2020

Jaworski, Thomas J., deceased, of Pittsburgh, PA. No. 4528 of 2020. Joseph Jaworski, Extr., 638 Millers Lane, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
20-03754 Oct 9, 16, 23, 2020

Johnson, Bobbie Lee, deceased, of Pittsburgh, PA. No. 4671 of 2020. Roch Johnson, Admr., 221 Shannon Heights Drive, Verona, PA 15147 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
20-03771 Oct 9, 16, 23, 2020

Kandracs, John R., deceased, of Carnegie, PA. No. 04139 of 2020. Rose Mulig, Admr., 4910 Brightwood Road, D609, Bethel Park, PA 15102 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
20-03761 Oct 9, 16, 23, 2020

Koebler, Jr., Gerald F. a/k/a Gerald Koebler, deceased, of Elizabeth, PA. No. 4697 of 2020. Alison A. Koebler, Extr., 678 4th Street, Verona, PA 15147 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
20-03764 Oct 9, 16, 23, 2020

Kosinski, Ryan a/k/a Ryan M. Kosinski, deceased, of Allison Park, PA. No. 04698 of 2020. Paula Kosinski, Admr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.
20-03763 Oct 9, 16, 23, 2020

Kretzler, Brian Richard a/k/a Brian Kretzler, deceased, of Millvale, PA. No. 4541 of 2020. Lottie M. Kretzler, Admr., c/o David W. Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
20-03753 Oct 9, 16, 23, 2020

Link, Herbert, deceased, of Pittsburgh, PA. No. 03688 of 2020. Aligned Partners Trust Company, Admr., 707 Grant Street, Suite 2800, Pittsburgh, PA 15219 or to Nathan S. Catanese, Esq., and Keith H. West, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219.
20-03748 Oct 9, 16, 23, 2020

Mandus, Richard, deceased, of Pittsburgh, PA. No. 3889 of 2020. Gregory Mandus, Co-Extr., 3502 Washington Pike, Bridgeville, PA 15017 and Jeffrey Mandus, Co-Extr., 2411 Milford Drive, Bethel Park, PA 15102 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.
20-03765 Oct 9, 16, 23, 2020

Marzula, Vincent P., deceased, of Wexford, PA. No. 04238 of 2020. Kim Marzula, Admr., 453 Tyburn Drive, Wexford, PA 15090 or to Stefanie L. Pate, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
20-03760 Oct 9, 16, 23, 2020

Morgan, Joan L., deceased, of Harrison Township, PA. No. 04684 of 2020. Jennifer L. Smith, Admr., 224 Talisman Lane, Natrona Heights, PA 15065 or to Dennis F. Scarpiniti, Esq., 2120 Freeport Rd., Ste. 4, New Kensington, PA 15068.
20-03769 Oct 9, 16, 23, 2020

Persinger, Nancy, deceased, of Pittsburgh, PA. No. 04688 of 2020. John C. Wallace, Admr., 4232 E. Vermont St., Long Beach, CA 90814-2946 or to Kushal N. Dave, Esq., 6 Market Square, Pittsburgh, PA 15222.
20-00699w Oct 9, 16, 23, 2020

Persons, Madeleine K., deceased, of New Kensington, PA. No. 4515 of 2020. Dale Persons, Co-Extr., 604 Nicholson Avenue, Greenwood, MS 38930 and Karen Drosky, Co-Extr., 252 Lynn Ann Drive, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
20-03770 Oct 9, 16, 23, 2020

Roberts, Sarah J. a/k/a Sarah Jane Roberts, deceased, of Plum Borough, PA. No. 04616 of 2020. Holly Morber, Extr., 437 Unity Center Road, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
20-03756 Oct 9, 16, 23, 2020

Salizzoni, Joseph, deceased, of Bridgeville, PA. No. 03458 of 2020. Elaine C. Salizzoni, Extr., 1130 Sarah Street, Bridgeville, PA 15017 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.
20-03749 Oct 9, 16, 23, 2020

Slavkin, Jacqueline, deceased, of Pittsburgh, PA. No. 4602 of 2020. Robert E. Slavkin, Extr., 684 Rivercrest Lane, Longwood, FL 32779 or to David J. Slesnick, Esq., Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
20-03750 Oct 9, 16, 23, 2020

Stemler, Margaret, deceased, of Rankin, PA. No. 07151 of 2019. Sharon L. Stemler, Co-Admr. c.t.a. and Scott A. Stemler, Co-Admr. c.t.a., 119 Fifth Avenue, Rankin, PA 15104 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
20-03755 Oct 9, 16, 23, 2020

Stern, Leonard C. a/k/a Leonard Charles Stern, deceased, of Pittsburgh, PA. No. 04194 of 2020. Susan E. Schrag, Extr. and Atty., 4280 Old William Penn Hwy., Monroeville, PA 15146.
20-03757 Oct 9, 16, 23, 2020

Tench, Patricia L., deceased, of Pittsburgh, PA. No. 4542 of 2020. Norrine B. Taylor, Co-Extr., 8932 Eastwood Road, Pittsburgh, PA 15235 and Bernard Tench, Jr., Co-Extr., 2320 10th Avenue, Beaver Falls, PA 15010 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
20-03767 Oct 9, 16, 23, 2020

Traficante, Michael A., deceased, of Penn Hills, PA. No. 04512 of 2020. Anthony J. Traficante, Extr., 1245 Murry Chase Lane, Murrysville, PA 15668 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
20-03762 Oct 9, 16, 23, 2020

Volpe, Barbara D., deceased, of Pittsburgh, PA. No. 04664 of 2020. John C. Dukovich, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.
20-03766 Oct 9, 16, 23, 2020

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division Ashley N. Koltonski, Plaintiff, vs. Raymond Pavlakovich, (Deceased), And All The Unknown Heirs, Successors, Assigns, Beneficiaries, Legatees, And Devisees Claiming Right, Title Or Interest From Or Under Raymond Pavlakovich, (Deceased), Defendants. Case No. GD-20-008886.

Quiet Title Action regarding real property situated in the 26th Ward of the City of Pittsburgh, County of Allegheny Commonwealth of Pennsylvania, having an address of 2332 Osgood Street, Pittsburgh, PA 15214, Parcel ID No. 46-G-79.

To: Raymond Pavlakovich, (Deceased), And All The Unknown Heirs, Successors, Assigns, Beneficiaries, Legatees, And Devisees Claiming Right, Title Or Interest From Or Under Raymond Pavlakovich, (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
3rd Floor Koppers Building - 436 Seventh Avenue
Pittsburgh, PA 15219
412-261-5555

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

20-03922 Oct 23, 2020

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Christians Practicing Yoga.

20-03890 Oct 23, 2020

Bankruptcy Notice

Bankruptcy Sale
In re: Robert R. Kaniuff
Case No.: 19-20243-GLT
Residential Property Located at 288 Paul Street, Pittsburgh, PA 15211
Listing Price \$155,000.00, higher and better offers are accepted.

Sale to be held: November 18, 2020 at 10 a.m. in Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 - ZOOM HEARING
Objections to the sale are due by November 2, 2020.

Contact: Lawrence Willis, Esquire, 201 Penn Center Boulevard, Suite 310, Pittsburgh, PA 15235, 412-235-1721
Ecf@westernpabankruptcy.com

For information: www.pawb.uscourts.gov/
Electronic-access-sales-information EASI #1542

20-03894 Oct 23, 2020

Bankruptcy Notice

Notice Of Hearing On Motion To Sell Property Free And Divested Of Liens
Notice Is Hereby Given That The Debtors, Arlene Buzard and Thomas Buzard, Bankruptcy No. 18-23074 have filed a Motion To Sell Real Property Free And Divested Of Liens for the following property:

Single Family House located at 1723 Dawn Drive, Sewickley, PA 15143, Parcel ID: 1067-M-00068-0000-00, Deed Book 10658, Page 515.

A Telephonic Hearing which shall be through CourtCall under (Judge Bohm's Telephonic CourtCall procedures which are available on the Court's website) is scheduled for November 10, 2020 at 10:00 A.M., before Judge Carlota M. Bohm.

For additional information regarding the sale please refer to the Court's EASI website at pawb.uscourts.gov/easi.htm.

Arrangements for inspection prior to said sale hearing may be made with: Joseph P. Nigro, Esquire, Attorney for the Debtors, 1330 Old Freeport Road, Suite 3BF, Pittsburgh, PA 15238, 412-471-8118.

20-03917 Oct 23, 2020

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-20-7135. In re: Petition of Janelle Renee Washington, parent and legal guardian of Koby Mehki Washington Moore, for change of name to Koby Mehki Washington. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, November 10, 2020, 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.

20-03867 Oct 23, 2020

OVER A CENTURY OF INVESTMENT MANAGEMENT EXPERTISE

Contact our Western Pennsylvania Representative to schedule an appointment.

Harold Migias, JD
Senior Vice President
0: (724) 909-7055
M: (304) 312-4619

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WesBanco Trust and Investment Services may invest in insured deposits or nondeposit investment products. Nondeposit investment products are not insured by the FDIC or any other government agency, are not deposits or other obligations of,

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-20-10294. In re: Petition of Armina Stewart, parent and legal guardian of Jessica Zakaryan, for change of name to Jessica Zakaryan Stewart. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, November 17, 2020, 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.

20-03883 Oct 23, 2020

Decedent's Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Caughy, Mary Ruth Revocable Trust, deceased August 6th, 2020 of Richland Township, Allegheny County, Pennsylvania. Kathleen Plecity, Trustee, c/o Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

20-03865 Oct 23, 30; Nov 6, 2020

Notice of Revocable Trust

Notice is hereby given of the administration of the Francis Karl Living Trust dated May 21, 2020. Francis Karl Vent (also known as F. Karl Vent), grantor of the trust, of Ross Township, County of Allegheny, Commonwealth of Pennsylvania, died August 2, 2020. All persons having claims against Francis Karl Vent are requested to make known the same to a trustee or the attorney named below. All persons indebted to Francis Karl Vent are requested to make payment without delay to a trustee or the attorney named.

Derek S. Vent, Trustee, 7023 Highland Creek Drive, Bridgeville, PA 15017
or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Ave., Pittsburgh, PA 15217.

20-03904 Oct 23, 30; Nov 6, 2020

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-20-007053. Notice is hereby given to all unknown heirs of John Krauland, Jr. and Josephine C. Krauland, and all other parties of interest, that a tax sale has been initiated against the property located at 211 Meadowood Drive, Cheswick, Allegheny County, Pennsylvania 15024, known as lot/block 1360-H-242. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the October 8, 2020 Order of Court.

20-03914 Oct 23, 2020

Notice

Department of Homeland Security
Federal Emergency Management Agency
Proposed Flood Hazard Determinations for the Township of Shaler, Allegheny County, Pennsylvania, Case No. 20-03-0720P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

20-03916 Oct 23, 30, 2020

**Statement of Registration
Foreign Business Corporation**

Notice is hereby given that VegaVect, Inc., a foreign business corporation, has applied 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 251 Little Falls Dr., Wilmington, DE 19808, 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 5822 US Steel Tower, 600 Grant St., Pittsburgh, PA 15206.

20-03921 Oct 23, 2020

**Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights**

In Re: Adoption of Mason Andre Washington a/k/a Mason Washington a/k/a Mason Lett, Brian R. Washington a/k/a the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Mariah Renee Lett a/k/a Mariah R. Lett a/k/a Mariah Lett, Brian R. Washington a/k/a Brian M. Washington a/k/a Brian Maliqu Washington a/k/a Brian Malique Washington a/k/a Brian Rondell Washington a/k/a Ryan Washington, and The Unknown Father, parents of Mason Andre Washington a/k/a Mason Washington a/k/a Mason Lett, a minor, born on November 6, 2018, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Mason Andre Washington a/k/a Mason Washington a/k/a Mason Lett. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, November 18, 2020 at 10:00 a.m., (Prevailing Eastern Time), before the Honorable Guido DeAngelis. 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 termination caseworker, Cassie McIlwain, at (412) 473-2300, 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.

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 3rd Fl.
Pittsburgh, PA 15219
412-261-5555

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney. Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakonswan.org, Attorneys for Petitioner.

20-03884 Oct 16, 23, 30, 2020

**Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights**

In Re: Adoption of Khloe James Marie Johnston a/k/a Khloe James Marie Mounsey a/k/a Khloe Mounsey a/k/a Khloe J. Johnston, a minor. No. AP-134-2020 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Darlene Adale Thomas a/k/a Darlene Thomas a/k/a Darlene A. Thomas, James Michael Johnston a/k/a James Johnston a/k/a James M. Johnston, and the Unknown Father, parents of Khloe James Marie Johnston a/k/a Khloe James Marie Mounsey a/k/a Khloe Mounsey a/k/a Khloe J. Johnston, a minor, born on October 10, 2018, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Khloe James Marie Johnston a/k/a Khloe James Marie Mounsey a/k/a Khloe Mounsey a/k/a Khloe J. Johnston. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Wednesday, November 18, 2020 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Guido DeAngelis. 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 termination caseworker, Cassie McIlwain, at (412) 473-2300, 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.

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Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 3rd Fl.
Pittsburgh, PA 15219
412-261-5555

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth

relative of the child, if all parties agree and the voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney.

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakonswan.org, Attorneys for Petitioner.

20-03892 Oct 16, 23, 30, 2020

**Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights**

In Re: Adoption of Dakota Kayden Schmidt a/k/a Dakota Schmidt, a minor. No. AP-131-2020 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Annette Lynn Schmidt a/k/a Annette Schmidt a/k/a Annette L. Schmidt and the Unknown Father, parents of Dakota Kayden Schmidt a/k/a Dakota Schmidt, a minor, born on March 28, 2019, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Dakota Kayden Schmidt a/k/a Dakota Schmidt. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on Tuesday, November 17, 2020 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable Paul 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 termination caseworker, Lateka Moorefield, at (412) 473-2300, 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.

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436 Seventh Ave., 3rd Fl.
Pittsburgh, PA 15219
412-261-5555

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parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney. Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, ablack@diakonswan.org, Attorneys for Petitioner.

20-03893 Oct 16, 23, 30, 2020

ORPHANS' COURT**Wills***(Continued from Page 2, Column 5)*

James E. Tomasic, deceased; Sean M. Tomasic, Extr.; Atty: Joseph S. Bielecki; 04439 of 2020.

Joanne J. Westerman, deceased; Craig A. Westerman, Extr.; Atty: Robert W. Andreen; 04441 of 2020.

Jacqueline Fine-Pelusi, deceased; Marta Eva Pelusi, Extr.; Atty: Gary J. Gushard; 04442 of 2020.

Steven George McCullough, deceased; Michael McCullough, Extr.; Atty: Peter A. Smith; 04443 of 2020.

Beverly Strodes, deceased; Daryl C. Strodes, Extr.; Atty: Hilary W. Taylor; 03851 of 2017.

Frances I. Riley, deceased; Richard K. Brandt, Co-Extr., Judith A. Moser, Co-Extr.; Atty: Richard K. Brandt; 04444 of 2020.

William Joseph Howard, deceased; Genevieve Walsh, Extr.; Atty: G. Robert Cooper; 04446 of 2020.

Francine Auguste Arre, deceased; William R. Arre, Jr., Extr.; Atty: Scott B. Lang; 04447 of 2020.

Nicholas Lengua, deceased; Jessica A. Ostrowski, Extr.; Atty: Alexis K. McGann; 04448 of 2020.

Shirley G. Johnston, deceased; Ann J. Bliss, Extr.; Atty: Kiersten Lane; 04450 of 2020.

Linda P. Borowski, deceased; Dorothy Sloan, Extr.; Atty: Robert J. Garvin; 04453 of 2020.

Lordeen Ann Chadwick, deceased; William J. Mitchell Jr., Extr.; Atty: Timothy J. Giltinan; 04454 of 2020.

Nancy Janiszewski, deceased; Mitchell K. McKenney, Extr.; 04456 of 2020.

Theresa Anthony, deceased; Robin Wolfarth, Extr.; Atty: Christopher M. Swart; 04457 of 2020.

Marie May Seiler, deceased; Patricia M. Proto, Extr.; Atty: Alan I. Farber; 04459 of 2020.

Marian N. Mooney, deceased; Regena McKinney, Extr.; Atty: Michael J. Withere; 04460 of 2020.

Alice M. Salem, deceased; Peter M. Salem, Extr.; Atty: Lucas M. Breaux; 01554 of 2020.

Fred F. Conroy, deceased; Judy R. Conroy, Extr.; Atty: Daniel J. Conway; 04498 of 2020.

Richard M. Fiori, deceased; Margaret Fiori, Extr.; Atty: Gary Kalmeyer; 04499 of 2020.

Margaret Dadisman, deceased; Vanesa Criswell, Extr.; Atty: Patrick Narcisi; 04500 of 2020.

Stanley J. Krasuski, deceased; Jane Delo, Extr.; Atty: Jennifer Bittel Derby; 04501 of 2020.

Richard A. Diccico, deceased; Stefanie M. Diccico, Extr.; Atty: John A. D'Onofrio; 04502 of 2020.

Elizabeth J. Thieret, deceased; Diana L. Jones, Extr.; Atty: Colin Adair Morgan; 04504 of 2020.

Mary S. Zapp, deceased; Ronald L. Zapp, Extr.; Atty: Jerome C. Schaub Jr.; 04507 of 2020.

Robert K. Hartung, deceased; Robert C. Hartung, Extr.; Atty: Joseph P. Nigro; 04511 of 2020.

Michael A. Traficante, deceased; Anthony J. Traficante, Extr.; Atty: Joseph Anthony Nese Jr.; 04512 of 2020.

Madeleine K. Persons, deceased; Dale A. Persons, Co-Extr., Karen M. Drosky, Co-Extr.; Atty: Meg L. Burkardt; 04515 of 2020.

Susan L. Harencome, deceased; Patti Lynn Harencome, Extr.; Atty: William C. Price Jr.; 04516 of 2020.

Alzina Grace Seeley, deceased; Mark R. Seeley, Extr.; Atty: Lois M. Vitti; 04519 of 2020.

Gertrude S. Mallet, deceased; Iris Sue Harlan, Extr.; Atty: Jonathan M. Schmerling; 04520 of 2020.

Mary S. Capo, deceased; Maria Olivo, Extr.; Atty: Charles A. Merchant; 04521 of 2020.

UPDATED PROCEDURE: Please Use Our New Address, Online System or Email to Send Legal Ads

As the ACBA adheres to social distancing mandates, there are currently minimal ACBA employees working in our Koppers Building office. We are requesting that *Pittsburgh Legal Journal* ads be sent to us the following ways:

Online system: Submission of most legal notices for publication in the *Pittsburgh Legal Journal* must be done through our online system, which can be accessed here: type.pittsburghlegaljournal.org. While not all types of legal advertisements can be submitted using this method, most can. You do not need to be a subscriber to register and to create a username and password to use this option.

The types of legal advertisements customers must type using our online system are: Articles of Incorporation Business Corp., Articles of Incorporation Nonprofit Corp., Articles of Incorporation Professional Corp., Cert. of Limited Partnership, Cert. of Organization L.L.C., Estates, Fictitious Name Registration, Statement of Registration Foreign Business Corp., Statement of Registration Foreign Nonprofit Corp., Voluntary Dissolution Business Corp., Voluntary Dissolution Nonprofit Corp., and Voluntary Dissolution Professional Corp.

By Email: Send your legal ad to PLJads@acba.org. ACBA staff will process your request and email you an invoice that can be paid online by credit card. Only the following types of ads can be processed via email: Adoptions, Action to Quiet Title, App. Cert. for Authority Foreign Business (which are now Statement of Registration), App. Cert. for Authority Foreign Nonprofit Corp. (which are now Statement of Registration), Application for Termination of Authority, Availability of Annual Return, Bankruptcy Notice, Delinquent Tax Notice, Intent to Withdraw Foreign Business Corp, Intent to Withdraw Foreign Nonprofit Corp., Marshals Sale, Notice, Notice of Action in Mortgage Foreclosure, Notice of Condemnation, Notice of Lawsuit, and Notice of Trust.

For your convenience, all *PLJ* templates are available online here:
pittsburghlegaljournal.org/advertising/index.php

By U.S. Mail: If you prefer to continue to mail in your legal ads, please do so but use this lockbox address: **ACBA, P.O. Box 3455, Pittsburgh, PA 15230.**

Thank you for your cooperation during these unprecedented times. For more information or assistance, contact Denise Velez at 412-402-6687, dvelez@acba.org or Jim Spezialetti at 412-402-6662, jspezialetti@acba.org.