

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, April 3, 2023 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, APRIL 3, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, APRIL 4, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, APRIL 10, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII
Sheriff's Sales

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

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

subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

Baldwin Borough

39. Arlene R. Stenglein, With Notice to Heirs and Assigns

GD-19-007075—\$4,554.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story masonry frame house being known as 3247 Elma Drive, Pittsburgh, PA 15227. Deed Book Volume 6884, Page 546. Block & Lot 137-D-282.

79. Patricia Hollenbach

MG-22-000836—\$118,878.19
The Law Office of Gregory Javardian, LLC
215-942-9690

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

and numbered as 4907 Young Drive, Pittsburgh, PA 15227. Deed Book Volume 13213, Page 437. Block and Lot Number 246-E-126.

Bell Acres

94. Anne Mulgrave

MG-22-000215—\$122,245.74
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling known and numbered as 889 Camp Meeting Road, Sewickley, PA 15143. DBV 14607, PG. 552, B/L #936-J-179.

Bellevue

110. Ronald A. Mack a/k/a Ronald Mack, in His Capacity as Heir of Agnes M. Mack; Nancy L. Robbbaro a/k/a Nancy Robbbaro, in Her Capacity as Heir of Agnes M. Mack; Bruce Mack, in His Capacity as Heir of Agnes Mack; Jeffrey L. Mack a/k/a Jeffrey Mack a/k/a Jeff Mack, in His Capacity as Heir of Agnes M. Mack; Kenneth L. Mack a/k/a Kenneth L. Mack, Jr. a/k/a Kenneth Mack, in His Capacity as Heir of Agnes M. Mack; James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Agnes M. Mack

MG-20-000354—\$29,779.34
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 296 Dakota Avenue Pittsburgh, PA 15202. Deed Book Volume 4503, Page 502. Block and Lot 0216-N-00022-0000-00.

Bethel Park

26. Debra Barry, in Her Capacity as Heir of Estella Cafardi; Albert Colwell, in His Capacity as Heir of Estella Cafardi; Alexander Cafardi, III, in His Capacity as Heir of Estella Cafardi; and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Estella Cafardi

MG-22-000031—\$185,544.46
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bethel Park: Having erected thereon a dwelling being known and numbered as 1683 Forestview Drive, Bethel Park, PA 15102. Deed Book Volume 3992, Page 567. Block and Lot 0318-F-00151-0000-00.

42. Mary A. Ferris, With Notice to Heirs and Assigns

GD-19-002512—\$5,955.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story frame house being known as 5021 Orchard Avenue, Bethel Park, PA 15102. Deed Book Volume 10591, Page 105, Block & Lot 393-M-151.

45. William A. Meade

GD-18-003165—\$2,714.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story stucco

house being known as 998 Clifton Road, Bethel Park, PA 15102. Deed Book Volume 8709, Page 456. Block & Lot No. 773-N-67.

46. Robert J. Ference, Jr. and Christina M. Ference

GD-21-015141—\$2,871.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant commercial land known as Progress Court, Bethel Park, PA 15102. Deed Book Volume 14433, Page 98. Block & Lot No. 567-L-216.

61. Aaron Wilson

MG-20-000287—\$295,774.71
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3012 Greenwald Road, Bethel Park, PA 15102. Document Number 2019-30514, Deed Book Volume 17790, Page 51. Block and Lot Number 0476-J-00014-0000-00.

Brentwood

62. Marc D. Kinander and Kristen H. Kinander a/k/a Dristen Houser Kinander

MG-22-000664—\$70,264.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2982 Kestner Avenue, Pittsburgh, PA 15227. Deed Book 12827, Page 496. Block and Lot Number 137-J-138.

109. Shannon M. Maenz a/k/a Shannon Maenz

MG-22-000367—\$113,219.06
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3721 Oakton Rd., Pittsburgh, PA 15227. Deed Book Volume 12874, Page 208. Block and Lot 188-G-00060-0000-00.

Carnegie

111. Dale Twigg, in His Capacity as Heir of Patty L. Twigg; Sharon Twigg, in Her Capacity as Heir of Patty L. Twigg; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patty L. Twigg

MG-22-000264—\$141,422.97
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 7 Hill Avenue Carnegie, PA 15106. Deed Book Volume 9571, Page 352. Block and Lot 0065-A-00068-0000-00.

Castle Shannon

47. Ronald J. Notarius and Julie A. Notarius

GD-22-002350—\$3,462.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one story brick house being known as 3395 Rosewood Drive, Pittsburgh, PA 15234. Deed Book Volume 12905, Page 515. Block & Lot No. 140-R-180.

City of Clairton

88. Teri Lee Scott, as Believed Heir to the Estate of Robert W. Scott; Unknown Heirs to the Estate of Robert W. Scott (if any); Unknown Administrators to the Estate of Robert W. Scott (if any)

MG-22-000163—\$35,379.77
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 410 Baker Avenue, Clairton, PA 15025. Deed Book Number 085391, Deed Book Volume 9499, Page 650. Block and Lot Number 0879-S-00227-0000-00.

Crafton

50. James C. Gibson and Sandra L. Gibson

GD-22-000291—\$2,948.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story masonry frame house known as 68 Lincoln Avenue, Pittsburgh, PA 15205. Deed Book Volume 8936, Page 543. Block & Lot No. 40-A-125.

60. Rietta A. Glantz

MG-22-000518—\$117,681.31
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 175 West Steuben Street, Pittsburgh, PA 15205. Deed Book Volume 8263, Page 81. Block and Lot Number 0069-F-00060-0000-00.

Dormont

52. Joshua D. Fetterman and Melissa Dalessandri-Fetterman

GD-19-003577—\$2,750.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 1634 Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 17441, Page 516. Block & Lot No. 63-M-24.

53. Aaron Gibson

GD-19-003571—\$3,281.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story two family brick house being known as 1265 Mississippi Avenue, Pittsburgh, PA 15216. Deed Book Volume 16307, Page 255. Block & Lot No. 98-D-155.

Duquesne

68. Green Leaf Investors, Inc.

GD-20-005889—\$25,069.25
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 19 Clearview Avenue, Duquesne, PA 15110. Deed Book 14465, Page 121. Block and Lot Number 304-L-265.

East Deer

107. Karalyn Routhieaux, in Her Capacity as Administratrix of the Estate of Richard

L. Milliken a/k/a Richard Milliken, Jr.; Jeremy C. Milliken, in His Capacity as Heir of Richard L. Milliken a/k/a Richard Milliken, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Richard L. Milliken a/k/a Richard Milliken, Jr.

MG-22-000107—\$32,620.31
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 104 Meadow Avenue, Creighton, PA 15030. Deed Book Volume 16802, Page 442. Block and Lot 0959-H-00232-0000-00.

Elizabeth Borough

32. David Zuzak and Kate Zuzak

GD-21-013854—\$15,821.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 707 6th Avenue, Elizabeth, PA 15037. Deed Book 16131, Page 50. Block and Lot Number 1133-R-64.

63. Charles Trafalis, III

MG-22-000458—\$49,853.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 406 South 2nd Avenue, Elizabeth, PA 15037. Deed Book 12549, Page 131. Block and Lot Number 1133-L-244.

Elizabeth Township

31. The Unknown Heirs of Joan Hileman, Deceased

GD-22-003493—\$15,200.22
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 1316 Schweitzer Road, McKeesport, PA 15135. Deed Book 3324, Page 608. Block and Lot Number 652-B-81.

76. Wendy Selinger a/k/a Wendy Mitchell

GD-22-002800—\$15,717.09
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 126 Jacktown Road, Ext., Elizabeth, PA 15037. Deed Book 15310, Page 6. Block and Lot Number 999-N-272.

Fawn

15. Michelle E. Gaschler, Bernard F. Gaschler and the Secretary of Housing and Urban Development

MG-22-000671—\$43,587.82
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a dwelling being known and numbered as 553 Dellenbaugh Heights, Tarentum, PA 15084 a/k/a 553 Dellenbaugh Road, Tarentum, PA 15084. Deed Book Volume 10270, Page 19. Block and Lot Number 1841-B-315.

Franklin Park

21. Michael J. Ferrazza

MG-17-001765—\$192,265.59
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a Condominium in Hunter's Point being known and numbered as 2756 Hunters Point Drive, Wexford, Pennsylvania 15090 a/k/a 2756 Hunters Point Drive, Unit 122, Wexford, Pennsylvania 15090. Deed Book Volume 13049, Page 108, Block and Lot Number 1203-G-00300-0122-00.

Glassport

25. Diana L. Pepler

GD-22-005631—\$110,921.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 735 Michigan Avenue, Glassport, PA 15045. Deed Book 14026, Page 104. Block and Lot Number 558-G-235.

Glenfield

103. Marion B. O'Kelley and Nancy J. O'Kelley

MG-13-000574—\$381,657.53
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glenfield: Having erected thereon a dwelling being known and numbered as 277 Dawson Avenue, Sewickley, PA 15143. Deed Book Volume 3995, Page 552. Block and Lot Number 0273-G-00012-0000-00.

Hampton

67. Dorothy L. Brown

GD-15-006819—\$3,630.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story brick house being known as 4812 Andrews Road, Gibsonia, PA 15044. Deed Book Volume 11859, Page 362. Block & Lot No. 1074-C-232.

Harrison

55. Laura L. Clarke and Herman T. Clarke

MG-22-000067—\$94,985.29
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1007 Dallas Avenue, Natrona Heights, PA 15065. Deed Book Volume 15705, Page 500. Block and Lot Number 1519-K-94.

Indiana

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

MG-18-000566—\$130,029.60
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 401 Rich Hill Road, Cheswick,

PA 15024. Deed Book Volume 13577, Page 446. Block and Lot Number 837-K-71.

Jefferson Hills

66. Robert K. Slampak and Faith D. Slampak

GD-19-000105—\$9,234.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one story brick house being known as 202 Aber Drive, Clairton, PA 15025. Deed Book Volume 8899, Page 24, Block & Lot 560-K-85.

Leetsdale

113. Donald Wilson

MG-22-000317—\$95,554.20
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a 2 story dwelling being known and numbered as 108 Wytting Lane, Leetsdale, PA 15056. Deed Book 16966, Page 280. Block and Lot Number 704-L-141.

Marshall

91. Jay Kashumbal, Inc.

GD-22-013136—\$2,439,024.16
Andrew G. Dittoe, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a motel known as 929 Sheraton Drive, Mars, PA 16046, and Deed Book Volume 16898, Page 47, Block and Lot Number 2372-J-7.

City of McKeesport

28. Blair W. Hoak

GD-22-009581—\$54,105.10
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2911 Myer Blvd., McKeesport, PA 15132. Deed Book Volume 9603, Page 177. Block and Lot 0381-P-00103-0000-00.

92. Keith Williams and Carrie Downs, solely as the known heirs of James T. Downs, Jr, deceased, and All the Unknown Heirs of James T. Downs, Jr.

GD-22-013147—\$20,322.57
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward, City of McKeesport: Having erected thereon a dwelling known as 1312 Pirl Street, McKeesport, PA 15132, Being Lot Nos. 127 and 128 in the revised and corrected Plan of Stewart Manor No. 2 as recorded in Plan Book Volume 22, Page 30 and Deed Book Volume 7998 Page 43, Being Block and Lot Number 381-B-322.

Monroeville

17. James A. Miller

MG-22-000743—\$140,447.58
Richard M. Squire & Associates, LLC
215-886-8790

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

Monroeville: Having erected thereon a dwelling being known and numbered as 1510 James Street, Monroeville, PA 15146. Deed Book Volume 11575, Page 457. Block and Lot Number 0543-C-00035-0000-00.

70. Florence E. Robinson

GD-12-011163—\$58,809.87
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story dwelling, known as 630 Blueberry Road, Monroeville, PA 15146. Deed Book 4908, Page 25. Block and Lot Number 742-F-187.

82. Unknown Heirs of Paul Caliarì, Deceased

GD-19-009491—\$21,996.09
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two-story dwelling, known as 1592 Lynn Avenue, Turtle Creek, PA 15145. Deed Book 3486, Page 673. Block and Lot Number 544-N-230.

Moon

12. Michael Driver

MG-22-000316—\$301,405.80
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a 1 story dwelling being known and numbered as 252 Shafer Rd., Coraopolis, PA 15108. Block and Lot Number 599-K-81. Deed Book 51247, Page 282.

86. John Beres a/k/a John S. Beres

MG-22-000839—\$118,073.24
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a dwelling being known and numbered as 204 Clubside Drive, Coraopolis, PA 15108. Document Number 2009-11233, Deed Book Volume 13930, Page 310. Block and Lot Number 0500-C-00262-0000-00.

North Versailles

89. Joseph Russell a/k/a Joseph Danial Russell a/k/a Joseph D. Russell

MG-22-000699—\$73,569.46
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 1415 Denver Street, North Versailles, PA 15137. Document Number 2017-27451, Deed Book Volume 16930, Page 235. Block and Lot Number 0549-C-00113-0000-00.

Penn Hills

13. Eric Hedlund and Susan M. Hedlund a/k/a Susan Hedlund

MG-21-000184—\$146,752.20
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 268 Hazel Road, Pittsburgh, PA 15235. Deed Book Volume 12821, Page 533. Block and Lot Number 539-K-314.

16. Sheila R. Greene

GD-22-013824—\$78,039.11
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 248 Shenandoah Drive, Pittsburgh, PA 15235. Deed Book Volume 11757, Page 487. Block and Lot Number 538-A-358.

30. Justin William McCullough

GD-21-014763—\$12,838.13
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 1090 Indiana Road, Verona, PA 15147. Deed Book 16857, Page 356. Block and Lot Number 534-L-35.

77. Douglas G. Hall and the United States of America

GD-22-009383—\$19,094.87
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 8907 Upland Ter., Pittsburgh, PA 15235. Deed Book 16720, Page 309. Block and Lot Number 231-D-340.

80. Carol Foglia, as Believed Heir of the Estate of Anna Colosimo; Michael Frank Colosimo, as Believed Heir of the Estate of Anna Colosimo; Mary Kay Kain, as Believed Heir of the Estate of Anna Colosimo; Unknown Heirs of the Estate of Anna Colosimo (if any); Unknown Administrators of the Estate of Anna Colosimo (if any)

GD-22-009851—\$40,024.12
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 611 Gail Drive, Verona, PA 15147. Document Number 008557, Deed Book Volume 8644, Page 17. Block and Lot Number 0446-M-00376-0000-00.

87. Diondre Hinton, as Believed Heir of the Estate of Ronald L. Hinton a/k/a Ronald Hinton; Unknown Heirs of the Estate of Ronald L. Hinton a/k/a Ronald Hinton (if any); Unknown Administrators of the Estate of Ronald L. Hinton a/k/a Ronald Hinton (if any)

GD-22-008664—\$82,648.52
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 162 Briarwood Drive, Pittsburgh, PA 15235. Deed Book Volume 10550, Page 190. Block and Lot Number 0370-G-00092-0000-00.

105. Patricia Smithson

MG-22-000560—\$53,619.26
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 2916 Laketon Road, Pittsburgh, PA 15235. Deed Book Volume 15567, Page 47. Block and Lot Number 296-H-25.

Parcel No. 2: Being vacant land known as Laketon Road, Pittsburgh, PA 15235. Deed Book Volume 15567, Page 47. Block and Lot Number 296-H-27.

106. Michael G. Dicroce and Tina M. Dicroce

MG-22-000746—\$12,412.20
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of

Penn Hills: Having erected thereon a dwelling being known and numbered as 357 Poe Dr., Pittsburgh, PA 15235. Deed Book Volume 10569, Page 9. Block and Lot 0450-M-00180-0000-00.

Pitcairn

40. Kenneth Linamen and the United States of America

GD-10-011658—\$8,800.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story three family frame house being known as 369-371 3rd Street, Pitcairn, PA 15140. Deed Book Volume 13544, Page 6. Block & Lot No. 747-A-157.

41. Kenneth Linamen and the United States of America

GD-10-011650—\$4,526.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story two family frame house being known as 365-367 3rd Street, Pitcairn, PA 15140. Deed Book Volume 13544, Page 6. Block & Lot No. 747-A-158.

73. Dried Bones LLC

GD-19-009482—\$31,391.45
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three-story commercial building, known as 608-610 Broadway, Pitcairn, PA 15140. Deed Book 15004, Page 424. Block and Lot Number 747-B-46.

Plum

44. Timothy A. Hudec and Gina M. Hudec

GD-19-005594—\$7,792.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a two story frame house being known as 232 Carriage Boulevard, Pittsburgh, PA 15239. Deed Book Volume 9418, Page 274. Block & Lot No. 741-B-228.

69. Mark Schmiedel and Regina M. Schmiedel

GD-22-010262—\$15,022.93
Elizabeth P. Sattler

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a two-story dwelling, known as 401 Shelbourne Drive, Pittsburgh, PA 15239. Deed Book 8315, Page 453. Block and Lot Number 741-D-375.

71. Unknown Heirs of Marguerite L. Rambacher, Deceased

GD-22-006025—\$48,758.68
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story manufactured home, known as 352 Tahoe Drive, Pittsburgh, PA 15239. Deed Book 12244, Page 15. Block and Lot Number 1240-P-321.

72. Unknown Heirs of Raymond S. Wentworth, Jr.

GD-22-006448—\$30,901.57
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story dwelling, known as 264 McKim Drive, Pittsburgh, PA 15239. Deed Book 7437, Page 238. Block and Lot Number 1103-K-358.

83. David R. Erzen, Jr. and Debra A. Erzen

GD-22-010233—\$15,598.84
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story dwelling, known as 535 Oblock Avenue, Pittsburgh, PA 15239. Deed Book 15937, Page 450. Block and Lot Number 852-P-143.

Port Vue

9 Mar 23. Mary M. Tomovskski, Individually and as Surviving Spouse of Stephen B. Tomovskski, Jr., Deceased

GD-22-005726—\$8,038.90
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel One: Having erected thereon vacant land being known and numbered as 895 Rebecca Street, McKeesport, PA 15133. Deed Book 6357, Page 791. Block and Lot Number 308-R-368.

Parcel Two: Having erected thereon vacant land being known and numbered as Rebecca Street, McKeesport, PA 15133. Deed Book 6357, Page 791. Block and Lot Number 308-R-364.

29. Glenn G. Broman, With Notice to Heirs and Assigns

GD-21-015128—\$11,473.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1425 Washington Blvd., McKeesport, PA 15133. Deed Book 3109, Page 376. Block and Lot Number 383-N-7.

93. Ricky L. Opfar, Jr. and Danielle Junecko

MG-22-000444—\$72,802.51
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling known and numbered as 1926 Tacoma Avenue, McKeesport, PA 15133. DBV 16492, PG. 256, B/L #465-A-288.

Ross

3. Jacob Hilliard

MG-22-000717—\$146,879.45
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 336 Lee Avenue, Pittsburgh, PA 15237. Document Number 2020-34902, Deed Book Volume 18251, Page 91. Block and Lot Number 0611-P-00012-0000-00.

95. Elena M. Marziale

GD-19-013275—\$6,557.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 140 Hillendale Road, Pittsburgh, PA 15237. Deed Book Volume 10351, Page 351. Block & Lot No. 429-F-22.

97. Richard F. Giza

GD-19-013261—\$6,588.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and one-half story frame commercial building known and

numbered as 949 Perry Highway, Pittsburgh, PA 15237. Deed Book Volume 6443, Page 632. Block & Lot No. 429-H-97.

Scott

102. Nancy L. Yetsick and Joseph E. Yetsick
MG-17-001422—\$29,554.86
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 507 Carothers Avenue, Carnegie, PA 15106. Deed Book Volume 9227, Page 9. Block and Lot Number 102-G-110.

Sewickley Hills

58. Trevor C. Pittman, David P. Guilot and the United States of America

MG-17-000811—\$201,636.48
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Having erected thereon a dwelling being known and numbered as 723 Glenfield Road, Sewickley, PA 15143 more fully described in Deed Book 9150, Page 450. Lot and Block: 424-G-365.

Shaler

54. Frances Rainey and Major R. Rainey

MG-20-000343—\$300,627.81
Judith T. Romano, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling being known and numbered as 5012 Venice Road, Pittsburgh, PA 15209. Deed Book Volume 12910, Page 16. Block and Lot Number 221-J-164.

59. Carol S. Bagaley, Darren L. Bagaley and the United States of America

GD-22-011553—\$567,504.77
Preston D. Jaquish, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Parcel 1: Having erected thereon commercial buildings known as 1001-1005 Mount Royal Boulevard, Pittsburgh, PA 15223 and 96-98 West Littlewood Street, Pittsburgh, PA 15223, recorded in Plan Book Volume 31, Page 45 and Deed Book Volume 16982, Page 572, Block and Lot Number 284-F-212.

Parcel 2: Having erected thereon a commercial office building known as 1007 Mount Royal Boulevard, Pittsburgh, PA 15223, recorded in Plan Book Volume 31, Page 45 and Deed Book Volume 16982, Page 572, Block and Lot Number 284-F-215.

South Fayette

36. Linda K. Dudgeon

GD-22-000298—\$2,720.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two story frame townhouse being known as 629 Deer Watch Road, Bridgeville, PA 15017. Deed Book Volume 7649, Page 452. Block & Lot No. 481-N-41.

South Park

11. Steven Betz a/k/a Steven C. Betz

MG-19-000752—\$100,007.37
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a 2-story dwelling being known and numbered as 1939 Strawbridge Drive, South Park, PA 15129. Deed Book 12689, Page 287. Block and Lot Number 885-H-107

Springdale

57. Connie Knauer in her capacity as Heir of Sherilyn M. Knauer and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Sherilyn M. Knauer

MG-21-000189—\$57,359.67
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 506 Grant Street, Springdale, PA 15144. Deed Book 13389, Page 564. Block and Lot Number 628-D-103.

Stowe

99. Amanda Flaherty

MG-22-000551—\$54,093.12
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 70 Highland Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 16950, Page 367, Block & Lot No. 0073-S-00266-0000-00.

108. Christal Naper, in Her Capacity as Heir of Sandra L. Geisler a/k/a Sandra Lynn Geisler; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sandra L. Geisler a/k/a Sandra Lynn Geisler

GD-21-009559—\$120,262.49
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel one: Having erected thereon a dwelling being known and numbered as 100 Leonard Street, McKees Rocks, PA 15136. Deed Book Volume 10378, Page 281. Block and Lot 0073-H-00253-0000-00.

Parcel Two: Vacant Land being known as Leonard Street, McKees Rocks, PA 15136. Deed Book Volume 10378, Page 281. Block and Lot 0073-H-00251-0000-00.

Turtle Creek

24. Ashley Frances McCauley-Peterman

MG-22-000642—\$79,411.38
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Parcel One: Having erected thereon a dwelling being known and numbered as 336 Charles Street, Turtle Creek, PA 15145. Deed Book Volume 17198, Page 529, Block and Lot Number 455-L-239.

Parcel Two: Having erected thereon a vacant land being known as 336 Charles Street, Turtle Creek, PA 15145. Deed Book Volume 17198, Page 529, Block and Lot Number 455-L-238.

104. Ronald C. Kramer and Yong S. Kramer

MG-22-000206—\$50,561.20
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 404 Larimer Avenue, Turtle Creek, PA 15145. Deed Book Volume 18251, Page 36. Block and Lot Number 455-F-324.

Upper St. Clair

14. Valerie Journeau Harvey Powell

MG-22-000609—\$439,526.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 107 Shawnee Road, Pittsburgh, PA 15241. Deed Book Volume 13422, Page 42. Block and Lot Number 394-P-00317.

West Deer

7. Thomas M. Ninehouser and Tiffany Michelle Ninehouser a/k/a Tiffany Ninehouser a/k/a Tiffany Zepeda

MG-22-000896—\$341,700.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 289 McIntyre Road, Gibsonia, PA 15044. Deed Book 15412, Page 498. Block and Lot Number 1667-B-156.

West Mifflin

20. Kambira J. Mapesa

MG-20-000334—\$101,582.37
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3012 Clairton Road, West Mifflin, PA 15122. Deed Book Volume 12201, Page 196. Block and Lot Number 387-R-5.

White Oak

10. Crystal A. Inlay

MG-22-000315—\$95,584.29
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1834 Horizon Dr., McKeesport, PA 15131. Deed Book Volume 17343, Page 284. Block and Lot Number 0551-C-00154-0000-00.

56. George J. Plecenik, in His Capacity as Known Heir, Devisee and/or Distribute of the Estate of George M. Plecenik, Deceased and Unknown Heirs, Successors, and Assigns and All Persons, Firms or Associations Claiming Right, Title and Interest Under the Estate of George M. Plecenik, Deceased

GD-20-010097—\$54,382.78
Jerome Blank, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a residential dwelling being known and numbered as 3163 Jacks Run Road, McKeesport, PA 15131 a/k/a 3163 Jacks Run Road, White Oak, PA 15131. Deed Book Volume 10604, Page 643. Block and Lot Number 647-L-42.

Whitehall

27. Shannon E. Shriver and Wendy L. Rippey

GD-22-009629—\$105,787.60
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4736 Doyle Road, Pittsburgh, PA 15227. Deed Book Volume 14574, Page 540. Block and Lot 0247-K-00114-0000-00.

65. Etta Flanagan and Michael A. Palmer

MG-22-000890—\$151,420.57
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5203 Fieldcrest Drive, Pittsburgh, PA 15236. Deed Book 17056, Page 435. Block and Lot Number 249-S-204.

Wilkins

100. Ashley L. Cain

MG-22-000630—\$143,387.40
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 245 Kingston Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 18509, Page 320, Block & Lot No. 0541-P-00234-0000-00.

Wilkesburg

33. Bart Eric McCarty

GD-22-009385—\$12,235.30
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1250 Rebecca Ave., Pittsburgh, PA 15221. Deed Book 10886, Page 324. Block and Lot Number 233-L-74.

34. Odell Ghafoor and Dotlyn Atkinson

GD-20-012443—\$36,306.59
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1321 North Ave., Pittsburgh, PA 15221. Deed Book 16003, Page 175. Block and Lot Number 233-C-145.

35. Veterans Affairs Administration

GD-22-009685—\$15,386.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 2041 Chalfant Street, Pittsburgh, PA 15221. Deed Book 4778, Page 671. Block and Lot Number 297-F-4.

75. Franklin Suites LLC

GD-22-010252—\$12,316.14
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a two family dwelling being known and numbered as 1151-1153 Rebecca Ave., Pittsburgh, PA 15221. Deed Book 17189, Page 451. Block and Lot Number 233-K-118.

78. Milctroy Investments LLC
GD-22-012527—\$24,360.05
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon an apartment building being known and numbered as 1710 Penn Ave., Pittsburgh, PA 15221. Deed Book 17289, Page 19. Block and Lot Number 232-S-360.

84. Mary Huggins, Individually, and as Known Heir of Roberta Wilson, Deceased; William White, Known Heir of Roberta Wilson, Deceased; John Wilson, Known Heir of Roberta Wilson, Deceased; and Rose Marie Gorman, Known Heir of Roberta Wilson, Deceased
GD-22-008703—\$12,962.65
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1344 Laketon Road, Pittsburgh, PA 15221. Deed Book 14012, Page 447. Block and Lot Number 232-L-240.

Pittsburgh—5th Ward

9. Jesse Garrett
MG-21-000062—\$76,784.99
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

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 3333 Milwaukee St., Pittsburgh, PA 15219. Deed Book Volume 11462, Page 322. Block and Lot Number 0026-N-00044-0000-00.

Pittsburgh—13th Ward

98. James W. Jeffrey and Geneva W. Jeffrey
MG-22-000405—\$65,335.99
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 553 Haverhill Street, Pittsburgh, PA 15221. Deed Book Volume 10851, Page 644. Block and Lot Number 0232-A-00155-0000-00.

Pittsburgh—14th Ward

18. Carrie L. Gardner
MG-17-000521—\$145,405.78
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a two-story frame dwelling in front and one-story frame dwelling in the rear being known and numbered as 700 Naylor Street, Pittsburgh, PA 15207. Deed Book Volume 9391, Page 78. Block and Lot Number 54-F-139.

Pittsburgh—15th Ward

1. Julia Wisniewski
MG-22-000445—\$21,835.53
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling known and numbered as 309 West Elizabeth Street, Pittsburgh, PA 15207. Deed Book Volume 10021, Page 29, Parcel Number 56-N-2.

Pittsburgh—20th Ward

5. Edward R. Rush, as Executor of the Estate of Edward F. Rush
GD-22-013567—\$12,274.45
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20: Having erected thereon a dwelling being known and numbered as 3230 Huxley Street, Pittsburgh, PA 15204. Document Number 5957, Deed Book Volume 3685, Page 727. Block and Lot Number 0042-J-00298-0000-00.

48. Anna Marie Roberts Lambert
GD-22-003462—\$10,971.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 20: Having erected thereon a two story multi-family frame house being known as 2222-2224 Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 15908, Page 282. Block & Lot No. 63-B-69.

90. Jailah N. Porter
MG-22-000748—\$93,060.23
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 2701 Glasgow Street, Pittsburgh, PA 15204. Deed Book Volume 18074, Page 370. Block and Lot Number 21-J-130.

112. Tiffany Fields, solely as heir of Lisa Fields, deceased and Ashley Gales, solely as heir of Lisa Fields, deceased and Joseph Gales, solely as heir of Lisa Fields, deceased and Jeremy Gales, solely as heir of Lisa Fields, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Lisa Fields, deceased

MG-22-000279—\$91,430.23
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a one story dwelling and numbered as 3040 Zephyr Avenue Pittsburgh, PA 15204. Deed Book Volume 31299, Page III. Block & Lot No. 42-L-18

Pittsburgh—21st Ward

2. Robert C. Harris, Jr. a/k/a Robert C. Harris
MG-22-000840—\$39,097.09
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 21: Having erected thereon a dwelling being known and numbered as 1208 Kunkle Avenue, Pittsburgh, PA 15212. Document Number 2012-11434, Deed Book Volume 14888, Page 230. Block and Lot Number 0022-B-00294-0000-00.

Pittsburgh—22nd Ward

49. David A. Martinsky, Jr.
GD-20-002003—\$29,675.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 22: Having erected thereon a two and one half story condominium, being Unit No. 810 in the Lofts at Brighton Beech Condominium, being known as 810 Beech Avenue, Pittsburgh, PA 15233. Deed Book Volume 13465, Page 550. Block & Lot No. 23-N-177-0810.

Pittsburgh—24th Ward

19. Ruth Jean Leder a/k/a Ruth J. Leder a/k/a Ruth Leder
MG-22-000489—\$63,080.21
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1123 Brabec Street, Pittsburgh, PA 15212. Deed Book Volume 5986, Page 65. Block and Lot Number 24-F-362.

Pittsburgh—25th Ward

64. Timothy Ballou, Sr.
MG-22-000366—\$33,350.25
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 2111 Federal St. Ext., Pittsburgh, PA 15214. Deed Book Volume 12351, Page 520. Block and Lot 0046-P-00190-0000-00.

81. Matthew Grebner
MG-21-000121—\$26,400.34
Robert P. Wendt, Esq.
Leopold & Associates, PLLC
914-219-5787 x 490

All the right, title, interest and claim of Matthew Grebner, of, in and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-Fifth Ward in the City of Pittsburgh. Having erected thereon: Parcel I: A multi-family residential dwelling being known and numbered as 1416 Arch Street, Pittsburgh, PA 15212, Parcel ID No. 23-F-406; And

Parcel II: Vacant Land, being known as Jacksonia Street, Pittsburgh, PA 15212, Parcel ID No. 23-F-405; Deed Book 9762, Page 532.

Pittsburgh—26th Ward

22. Malcolm Hardie, Jr.
MG-22-000650—\$17,035.43
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3442 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book 9428, Page 397. Block and Lot Number 116-N-82.

Pittsburgh—30th Ward

4. Linda Hoge, as Believed Heir of the Estate of Melvin C. Dithrich; Robert Dithrich, as Believed Heir of the Estate of Melvin C. Dithrich; Carol Flavin, as Believed Heir of the Estate of Melvin C. Dithrich; John Dithrich, as Believed Heir of the Estate of Melvin C. Dithrich; Unknown Heirs of the Estate of Melvin C. Dithrich (if any); Unknown Administrators of the Estate of Melvin C. Dithrich (if any)
GD-22-007783—\$16,728.96
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 30: Having erected thereon a dwelling being known and numbered as 236 Alice Street, Pittsburgh, PA 15210. Deed Book Volume 6725, Page 218. Block and Lot Number 0033-F-00351-0000-00.

Pittsburgh—31st Ward

85. Scot Yniguez a/k/a Scot P. Yniguez and Susan Yniguez a/k/a Susan McFadden
MG-19-001333—\$153,366.05
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 31: Having erected thereon a dwelling being known and numbered as 4636 Interboro Avenue, Pittsburgh, PA 15207. Deed Book Volume 13703, Page 195. Block and Lot Number 0133-K-00159-0000-00.

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.sheriffallegheycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff
Mar 9, 2023

Mar 10, 17, 24, 2023

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

All calls are confidential.

See ACBA.org/OfficerAssignments for details.

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:

Bittner, Arthur C., deceased, of Pittsburgh, PA. No. 01970 of 2023. Lorraine M. Bittner, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
23-00578w Mar 24, 31; Apr 6, 2023

Borneman, Richard F., deceased, of Brentwood, PA. No. 02165 of 2023. Kevin R. Borneman, Extr., c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 661 Andersen Dr., Ste. 220, Pittsburgh, PA 15220.
23-00577w Mar 24, 31; Apr 6, 2023

Bush-Lee, Katherine, deceased, of Pittsburgh, PA. No. 01426 of 2023. Mary Lynn Craig, Admr., 411 Lenox Avenue, Forest Hills, PA 15221 or to Justin D. Okun, Esq., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.
23-01047 Mar 24, 31; Apr 6, 2023

Carson, William J., deceased, of Sewickley, PA. No. 01919 of 2023. Marc W. Carson, Extr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.
23-01044 Mar 24, 31; Apr 6, 2023

Elste, Susan G. a/k/a Susan Garber Elste, deceased, of Edgeworth, PA. No. 01924 of 2023. Robert B. Elste, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.
23-01055 Mar 24, 31; Apr 6, 2023

Herrington, Linda A. a/k/a Linda Anne Herrington, deceased, of Cheswick, PA. No. 06964 of 2021. David G. Herrington, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090.
23-01039 Mar 24, 31; Apr 6, 2023

Loehrer, Marcella Elizabeth, deceased, of Coraopolis, PA. No. 0174 of 2023. Robert Loehrer, Extr., 107 Bell Avenue, Burgettstown, PA 15021 or to Brooke B. McMorrow, Esq., McMorrow Law LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.
23-01056 Mar 24, 31; Apr 6, 2023

Mickelic, Richard E., deceased, of Natrona Heights, PA. No. 01700 of 2023. Mary Beth Jenson, Admr., 222 Cherry Bark Dr., Natrona Heights, PA 15068 or to Daniel Joseph, Esq., George & Joseph, 2300 Freepport Rd., Suite 10, New Kensington, PA 15068.
23-01046 Mar 24, 31; Apr 6, 2023

Murphy, Sr., Edward J., deceased, of Pittsburgh, PA. No. 01805 of 2023. Diane L. Meyers, Co-Admr. and George T. Murphy, Co-Admr., c/o Donald S. Mazzotta, Esq., 1370 Navahoe Drive, Pittsburgh, PA 15228.
23-01045 Mar 24, 31; Apr 6, 2023

Muto, Jr., David, deceased, of Pittsburgh, PA. No. 2188 of 2023. David A. Muto, Sr.,

Admr., 363 Fisk St., Pittsburgh, PA 15201 or to Anthony R. Sosso, Esq., 1310 Freepport Rd., Pittsburgh, PA 15238.

23-00579w Mar 24, 31; Apr 6, 2023

Nock, Claudette Jean, deceased, of North Fayette, PA. No. 01119 of 2023. Wayne Nock, Jr., Extr., 2510 Henry Drive, Killen, TX 76543 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.
23-01052 Mar 24, 31; Apr 6, 2023

Payne, William J., deceased, of Pittsburgh, PA. No. 02069 of 2023. Barbara L. Payne, Admr. and Atty., 175 Liberty Blvd., Canonsburg, PA 15317.
23-00573w Mar 24, 31; Apr 6, 2023

Politi, Robert F., deceased, of South Fayette, PA. No. 01841 of 2023. Kathleen M. Politi, Extr., 894 Boyce Road, Bridgeville, PA 15017 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
23-01042 Mar 24, 31; Apr 6, 2023

Russell, Lorraine D., deceased, of Penn Hills, PA. No. 01835 of 2023. Francis J. Russell, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.
23-01040 Mar 24, 31; Apr 6, 2023

Sacco, Rose A. a/k/a Rose Anna Sacco, deceased, of Sharpsburg Borough, PA. No. 01830 of 2023. John A. Sacco, Co-Extr., 2914 Hemlock Dr., Allison Park, PA 15101 and Vincent F. Sacco, Co-Extr., 1051 N. Canal St., Pittsburgh, PA 15215 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215.
23-01053 Mar 24, 31; Apr 6, 2023

Serpone, Giuseppe, deceased, of Pittsburgh, PA. No. 01859 of 2023. Angela Serpone, Admr., 6347 Caton St., Pittsburgh, PA 15217.
23-00580w Mar 24, 31; Apr 6, 2023

Sudina, Albert Paul, deceased, of West Mifflin, PA. No. 01102 of 2023. Rhonda J. Sudina, Extr., 390 McKinney Road, Wexford, PA 15090.
23-01048 Mar 24, 31; Apr 6, 2023

Toth, Edward A., deceased, of Jefferson Hills Borough, PA. No. 1912 of 2023. Valerie Keys, Extr., 117 West Heather Road, Bel Air, MD 21014 or to Daniel F. Bekavac, Sr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
23-01041 Mar 24, 31; Apr 6, 2023

Weigand, John R. a/k/a John Weigand, deceased, of Liberty Borough, PA. No. 01665 of 2023. Terry Lynn Taylor, Extr., 311 Owens Avenue, McKeesport, PA 15133 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.
23-01054 Mar 24, 31; Apr 6, 2023

Atria, Nicholas V., deceased, of Pittsburgh, PA. No. 01616 of 2023. Joseph V. Atria, Extr., 3285 E. Cardinal Court, Chandler, AZ 85286 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
23-00961 Mar 17, 24, 31, 2023

Barabas, George A., deceased, of New Kensington, PA. No. 01606 of 2023. Susan A. Binnix, Admr., 1253 Murry Chase Ln., Murrysville, PA 15668 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
23-00959 Mar 17, 24, 31, 2023

Coyne, Paul Joseph, deceased, of Pittsburgh, PA. No. 01933 of 2023. Ellen Coyne, Admr., 5567 Brett Way, The Villages, FL 32163 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.
23-00514w Mar 17, 24, 31, 2023

Daly, Winifred T., deceased, of Collier Township, PA. No. 00219 of 2023. Patrick W. Daly, Extr., 139 Connie Park Drive, McKees Rocks, PA 15136 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.
23-00955 Mar 17, 24, 31, 2023

Franciscus, Sr., James J., deceased, of White Oak Borough, PA. No. 01666 of 2023. Karolyn M. Husok, Extr., 1000 Rankin Road, White Oak, PA 15131 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
23-00957 Mar 17, 24, 31, 2023

Gwardzinski, Alfreda M., deceased, of Pittsburgh, PA. No. 01698 of 2023. Vincent N. Gwardzinski, Extr., 1234 Barnstable Dr., South Park, PA 15129 or to Kathryn Eck Goff, Esq., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.
23-00958 Mar 17, 24, 31, 2023

Kelly, Lois A. a/k/a Lois V. Kelly, deceased, of Upper St. Clair, PA. No. 01831 of 2023. Erin K. Vas, Extr., 973 Bideford Drive, South Park, PA 15129 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
23-00510w Mar 17, 24, 31, 2023

Parker, Jacqueline a/k/a Jacqueline R. Parker, deceased, of Pittsburgh, PA. No.

01268 of 2023. Kevin Cameron, Admr. c.t.a., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, Suite 2727, Pittsburgh, PA 15219.
23-00956 Mar 17, 24, 31, 2023

Ruberto, Pearl M., deceased, of Allison Park, PA. No. 01511 of 2023. Vincent F. Ruberto, Co-Extr., 4718 Woodlake Drive, Allison Park, PA 15101 and Beverly D. Thomas, Co-Extr., 113 Newton Square, Moon Township, PA 15108 or to James H. Limbaugh, Esq., Miller and Miller, PLLC, 4767 William Flynn Hwy., Allison Park, PA 15101.
23-00513w Mar 17, 24, 31, 2023

Shaheen, James R., deceased, of North Versailles, PA. No. 01095 of 2023. Damon J. Marraccini, Extr., 3018 Brookstone Drive, Canonsburg, PA 15317 or to April M. Schachtner, Esq., Myers Duffy Dansak & Clegg LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.
23-00954 Mar 17, 24, 31, 2023

Stabile, R. Vincent a/k/a Rosario Vincent Stabile, deceased, of Pittsburgh, PA. No. 01210 of 2023. Vera L. Stabile, Extr., 710 Duncan Avenue, #1413, Pittsburgh, PA 15237 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.
23-00962 Mar 17, 24, 31, 2023



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Williamson, Mildred F., deceased, of Pittsburgh, PA. No. 1628 of 2023. Sandra A. Dziubek, Extr., Unit 602, Foxcroft Lane, Allison Park, PA 15101 or to Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.

23-00953 Mar 17, 24, 31, 2023

Winters, Robert J., deceased, of Wilkins Township, PA. No. 01705 of 2023. Laura L. Winters, Extr., 918 Stevendale Drive, Pittsburgh, PA 15221 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-00960 Mar 17, 24, 31, 2023

Clark, Andrew J., deceased, of South Fayette Township, PA. No. 01706 of 2023. Vicki A. Clark, Admr., 210 Appleglen Court, McDonald, PA 15057 or to William M. Thomson, Esq., 1700 N. Highland Road, Suite 207, Pittsburgh, PA 15241.

23-00463w Mar 10, 17, 24, 2023

Doerr, Mary C., deceased, of Marshall Township, PA. No. 01407 of 2023. Michele Gorczyca, Co-Extr., 2041 Trumbauer Road, Lansdale, PA 19446 and Robert Doerr, Co-Extr., 201 Stirling Lane, Valencia, PA 16059 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-00863 Mar 10, 17, 24, 2023

Herring, John E., deceased, of Pittsburgh, PA. No. 1136 of 2023. David J. Herring, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-00466w Mar 10, 17, 24, 2023

Hosfelt, John S., deceased, of Elizabeth, PA. No. 00417 of 2023. Wilbert Phar, II, Extr., 1105 Monroe Avenue, Port Vue, PA 15133 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

23-00860 Mar 10, 17, 24, 2023

Joseph, Julia, deceased, of Whitehall, PA. No. 02087 of 2022. Judy Razorsek, Extr., 141 Matterhorn Road, Monroeville, PA 15146 or to Francis R. Murrman, Esq., 3 North Maple Avenue, Greensburg, PA 15601.

23-00868 Mar 10, 17, 24, 2023

Kennedy, Roy J., deceased, of O'Hara Township, PA. No. 07305 of 2022. Douglas A. Kennedy, Extr., c/o Colin A. Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-00866 Mar 10, 17, 24, 2023

Klerr, Peter Anton a/k/a Peter A. Klerr, deceased, of South Park, PA. No. 00724 of 2023. Nickole G. Klerr, Extr., 4134 Terrace Avenue, South Park, PA 15129 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

23-00859 Mar 10, 17, 24, 2023

Kunsak, John A. a/k/a John Alexander Kunsak, deceased, of Wexford, PA. No. 08005 of 2022. Natalie Leon-Golankiewicz, Extr., 2805 Homehurst Avenue, Pittsburgh, PA 15234 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-00861 Mar 10, 17, 24, 2023

Logan, Ridgley, deceased, of Pittsburgh, PA. No. 01681 of 2023. Lloyd Logan, Extr., 719 Midland Street, Pittsburgh, PA 15221 or to Joseph E. Fieschko, Jr., Esq., Fieschko & Associates, Inc., Suite 2230, 436 7th Avenue, Pittsburgh, PA 15219.

23-00459w Mar 10, 17, 24, 2023

Lutz, Carol Ann a/k/a Carol A. Lutz, deceased, of Hampton Township, PA. No. 249 of 2023. Howard S. Lutz, Extr., 155 6th Street, Renovo, PA 17764 or to Mark E. Casper, Jr., Esq., Jones, Gregg, Creehan &

Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-00461w Mar 10, 17, 24, 2023

Mozurak, Jr., Joseph Michael, deceased, of Glenshaw, PA. No. 01329 of 2023. Elizabeth B. Mozurak, Extr., 2317 Middle Road, Glenshaw, PA 15116 or to Emily H. Hammel, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

23-00857 Mar 10, 17, 24, 2023

Pontieri, Michael a/k/a Michael J. Pontieri, deceased, of Oakmont Borough, PA. No. 1355 of 2023. Janet A. Donovan, Co-Admr., 12 Oakglen Drive, Oakmont, PA 15139 and Maria A. Hospodar, Co-Admr., 801 Delaware Avenue, Oakmont, PA 15139 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

23-00865 Mar 10, 17, 24, 2023

Tiani, Elizabeth J., deceased, of Pittsburgh, PA. No. 01659 of 2023. Michael J. Tiani, Co-Extr., 1220 State Route 356, Leechburg, PA 15656 and John Tiani, Co-Extr., 2401 Beaufort Avenue, Pittsburgh, PA 15226 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-00457w Mar 10, 17, 24, 2023

Vespaziani, Viola T., deceased, of Collier Township, PA. No. 01330 of 2023. Beth L. Bonzo, Extr., 1149 Cardinal Drive, Pittsburgh, PA 15243 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-00858 Mar 10, 17, 24, 2023

Wiley, Cornelia, deceased, of Pittsburgh, PA. No. 01465 of 2023. Gwendolyn M. Marcus, Admr. c.t.a., 2534 Maple Avenue, Pittsburgh, PA 15214 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-00867 Mar 10, 17, 24, 2023

Articles of Incorporation Business Corporation

Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220. 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 Tip Investments, Inc.

23-01123 Mar 24, 2023

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, on or before March 21, 2023, with respect to a nonprofit corporation, American Veterans Honor & Reflective Remembrance Committee Inc., which is to be incorporated under the Nonprofit Corporation Law of 1988.

23-00581w Mar 24, 2023

Certificate of Organization Limited Liability Company

Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is SF Lions LLC.

23-01043 Mar 24, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-001393. In re: Petition of Gena Alexis Loyd, for change of name to Genna Alexis Carrington. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, April 10, 2023, 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. Holly Glymour, 1546 Fulton Street, Pittsburgh, PA 15233, Ph: 412-538-5389, Attorney for Petitioner.

23-01103 Mar 24, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-001783. In re: Petition of Sheradan James Pyles, for change of name to Sheradan James Crow. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 12, 2023, 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.

23-01104 Mar 24, 2023

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Regency Crest Realty Inc., with its principal office or place of business at 1889 Atkinson Place, Pittsburgh, PA 15235. The names and addresses of all persons who are parties to the registration are: Gloria J. Besley, 1889 Atkinson Place, Pittsburgh, PA 15235.

23-00576w Mar 24, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-20-009061. Notice is hereby given to all unknown heirs of Elizabeth Ann Courtney, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 336 Maxwell Avenue, Springdale, Allegheny County, Pennsylvania 15144, known as lot/block 627-R-091. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the November 4, 2020 Order of Court.

23-01049 Mar 24, 2023

Notice

In the Court of Common Pleas Allegheny County, Pennsylvania
Civil Division
No.: GD-21-015000
Ten Day Notice of Intent to Take Default Judgment
Stough Family 4, LLC, Plaintiff,
vs.
City of Pittsburgh, City of Pittsburgh School District, Pittsburgh Water & Sewer Authority, Allegheny County, the estate of Larry V. Allison, Fannie A. Harris and Clarence W. Harris, husband and wife, and John Does and Jane Does 1-10, Defendants.

TO: Unknown Heirs of Larry V. Allison
Important Notice
You Are In Default Because You Have Failed To Enter A Written Appearance

Personally Or By Attorney And File In Writing With The Court Your Defenses Or Objections To The Claims Set Forth Against You. Unless You Act Within Ten Days From The Date Of This Notice, A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights.

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.

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Respectfully submitted,
/s/Lauren L. Mathews
Michael P. Oliverio, Esq., PA I.D. No. 209399, Lauren L. Mathews, Esq., PA I.D. No. 322469, Vorys Sater Seymour and Pease LLP, 500 Grant Street, Suite 4900, Pittsburgh, PA 15219-2502, Telephone: 412-904-7698, Facsimile: 412-904-7801, Email: mpoliverio@vorys.com, lmathews@vorys.com, Counsel for Plaintiff Stough Family 4, LLC

23-01122 Mar 24, 2023

Trust Notice

Trust of Nunzio Orsini Protector Trust dated 2/24/2020.

Late of: Moon Township, Allegheny County, Pennsylvania, deceased.

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

Gina Orsini Clowes, 503 Day Star Court, Cranberry Township, PA 16066

Or to:

Glenn A. Smith, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

23-00862 Mar 10, 17, 24, 2023

Notice

To: Craig R. McQuillan, his heirs and devisees

In the Court of Common Pleas of Allegheny County, Pennsylvania
Orphans' Court Division
In Re: Craig R. McQuillan, Deceased
No. 1325 of 2023

NOTICE

Notice is hereby given that on February 22, 2023, a Petition was filed by 907 East Street, LLC to terminate the interest of the heirs and devisees of Craig R. McQuillan in the real estate located at 1310 Goettman Street, Pittsburgh, PA 15212, Lot & Block No. 24-G-238 and determine that fee simple title is in 907 East Street, LLC. A hearing on the Petition is scheduled for April 26, 2023 at 11:00 a.m. in Courtroom #3, 1700 Frick Building, Pittsburgh, PA 15219.

23-00877 Mar 10, 17, 24, 2023

Notice

To: Joseph Hardison, his heirs and devisees
In the Court of Common Pleas of Allegheny County, Pennsylvania
Orphans' Court Division
In Re: Joseph Hardison, Deceased
No. 1358 of 2023

NOTICE

Notice is hereby given that on February 22, 2023, a Petition was filed by 907 East Street, LLC to terminate the interest of the

heirs and devisees of Joseph Hardison in the real estate located at 4817 Broad Street, Pittsburgh, PA 15224, Lot & Block No. 50-J-17 and determine that fee simple title is in 907 East Street, LLC. A hearing on the Petition is scheduled for April 26, 2023 at 10:00 a.m. in Courtroom #3, 1700 Frick Building, Pittsburgh, PA 15219.

23-00880 Mar 10, 17, 24, 2023

Statement of Registration Foreign Business Corporation

Notice is hereby given that moss robotics, 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 Drive, 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 4620 Henry St., Pittsburgh, PA 15213.

23-01050 Mar 24, 2023

Statement of Registration Foreign Business Corporation

Notice is hereby given that ATIG Digital, 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 Drive, 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 1490 Jameson Court, Allison Park, PA 15101.

23-01051 Mar 24, 2023

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Discover Bank vs Gruber Robert J.; AR-23-001322; Contract - Credit Card; Exhibits; Atty(s): Loewy Esq. Andrew

Discover Bank vs Steck Daniel W.; AR-23-001323; Contract - Credit Card; Exhibits; 6004.37; Atty(s): Loewy Esq. Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R.

American Express National Bank vs Sweeney Rozana; AR-23-001324; Contract - Credit Card; Exhibits; 8051.53; Atty(s): Loewy Esq. Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R.

Portfolio Recovery Associates LLC vs Lash Daniel; AR-23-001325; Contract - Debt Collection; Exhibits; 1206.22; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Donofrio Maria J.; AR-23-001326; Contract - Debt Collection; Exhibits; 1236.56; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Johnson Nicole; AR-23-001327; Contract - Debt Collection; Exhibits;

3838.47; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Medallion Settlement Services Inc. vs Le Baite LLC, Rabin Joe; AR-23-001319; Other Tort; Defendant's Appeal of MDJ; 5834.25; Atty(s): Pro Se

Flanigan Melvin vs Prosequer USA; AR-23-001331; Motor Vehicle Accident; Complaint; 2900.00; Atty(s): Pro Se

King Jr. Ross vs Truskowski Leon; AR-23-001332; Other Tort; Defendant's Appeal of MDJ; 6189.97; Atty(s): Pro Se

Commonwealth of PA Department of Transportation vs Gordon Deandre Antonio; SA-23-000127; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

Huang Xiuchang Ann vs Ross Township Zoning Hearing Board; SA-23-000128; Zoning Board Appeal; Writ of Certiorari; Atty(s): Pro Se

LVNV Funding LLC vs Tapia-Cascajares Britney N.; AR-23-001351; Contract - Credit Card; Defendant's Appeal of MDJ; Atty(s): Klingensmith Robert D.

Heritage Holdings of Pittsburgh LLC vs Magwood Angel, Magwood Edward; AR-23-001362; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Ellis Jr. Paul A

Habitat for Humanity of Greater Pittsburgh vs Idrualico LLC; AR-23-001374; Contract - Other; Complaint; Atty(s): Wickard William D, Leonelli Justin N.

Midland Credit Management Inc. vs Scott Cedric; AR-23-001375; Contract - Credit Card; Defendant's Appeal of MDJ; Atty(s): Pro Se

Pierson Eric, Pierson Melissa vs Sommers Robert, Sommers Patricia, Howard Hanna-North Hills; AR-23-001378; Contract - Buyer Plaintiff; Complaint; 11490.00; Atty(s): Blauth Louis C.

Cavalry SPV I LLC vs Garnett Sarah R.; AR-23-001393; Contract - Credit Card; Complaint; 1710.98; Atty(s): Apothaker David J

American Express National Bank vs Craig Cody; AR-23-001394; Contract - Credit Card; Exhibits; 7326.72; Atty(s): Loewy Esq. Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R.

Ritter April vs Mzira Phillip T.; AR-23-001396; Motor Vehicle Accident; Praecipe for Writ of Summons; 50000.00; Atty(s): Julian E. J.

State Farm and Casualty Company vs Bigs Trucking Inc.; AR-23-001387; Other Tort; Transfer to Allegheny County; Atty(s): Clerkin Patrick

LVNV Funding LLC vs Haston Timothy; AR-23-001389; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Stevens Sean Patrick

Partridge Andrew vs Williams Hunter; AR-23-001395; Other Tort; Defendant's Appeal of MDJ; Atty(s): Bergenthal Erik M.

McKinney Darian vs Erie Insurance; AR-23-001398; Motor Vehicle Accident; Complaint; Atty(s): Pro Se

Henzler Scott A. vs FCA US LLC; AR-23-001402; Contract - Other; Complaint; 49999.00; Atty(s): Roseman Christina Gill

American Express National Bank vs Clements Eamonn; AR-23-001403; Contract - Credit Card; Exhibits; 3662.95; Atty(s): Loewy Esq. Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R.

State Farm Fire & Casualty Company vs Stackhouse Skye, Jacobs Tami, Jacobs Hannah; AR-23-001404; Motor Vehicle Accident; Complaint; 10420.12; Atty(s): McElhaney Travis L, Adkins Meghan

American Express National Bank vs Christian Brian; AR-23-001405; Contract - Credit Card; Exhibits; 24235.22; Atty(s): Loewy Esq. Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R.

Allegheny County Central Tax Collection District vs Redding Scott, Redding Jennifer A; AR-23-001406; Allegheny County Tax; Complaint; 11070.42; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Troutman Melody L; AR-23-001407; Allegheny County Tax; Complaint; 8584.13; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Semeniouk Dimitry; AR-23-001408; Allegheny County Tax; Complaint; 8565.28; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Garth Jade N.; AR-23-001409; Allegheny County Tax; Complaint; 8370.68; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Smith Jr. Otis D.; AR-23-001410; Allegheny County Tax; Complaint; 8286.68; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Beavers Jr. Larry D., Maxwell-Beavers Melissa; AR-23-001411; Allegheny County Tax; Complaint; 7841.05; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Green Marvin, Green Sherron; AR-23-001412; Allegheny County Tax; Complaint; 7843.08; Atty(s): Scherer David L.

Allegheny County Central Tax Collection District vs Sabersky Abraham E., Sabersky Kathryn C.; AR-23-001413; Allegheny County Tax; Complaint; 7266.60; Atty(s): Scherer David L.

LVNV Funding LLC vs Tantimonico Michael R.; AR-23-001414; Contract - Other; Complaint; 13518.49; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Brown Devin vs Portfolio Recovery Associates LLC; AR-23-001415; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

LVNV Funding LLC vs Boivin Keith; AR-23-001416; Contract - Other; Complaint; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Allegheny County Central Tax Collection District vs Chrissi Brahim; AR-23-001417; Allegheny County Tax; Complaint; 6967.45; Atty(s): Scherer David L.

Allegheny County Southwest Tax Collection District vs Mancini Bruce, Mancini Diana S.; AR-23-001418; Allegheny County Tax; Complaint; 7549.71; Atty(s): Scherer David L.

First National Bank of Pennsylvania vs Myers Olivia R., Myers William E.; AR-23-001400; Replevin; Complaint; Atty(s): Donaher Donna M

Bank of America N.A. vs Ratay Frances; AR-23-001419; Contract - Credit Card; Exhibits; 6867.31; Atty(s): Weinberg Frederic I.

Anderson Laryce vs Bank of New York Mellon Corporation; AR-23-001420; Contract - Other; Complaint; Atty(s): Bua Ronald J.

Kirk Earl vs Porro James; AR-23-001421; Other Tort; Defendant's Appeal of MDJ; Atty(s): Pro Se

Bank of America N.A. vs Neubert Bradley; AR-23-001422; Contract - Credit Card; Exhibits; 17808.44; Atty(s): Weinberg Frederic I.

Gilbert Bobby, Gilbert Joyce vs Valvoline; AR-23-001423; Other Tort; Complaint; Atty(s): Ward Joshua P.

WSFS FSB vs Dvorschok Stacie; AR-23-001424; Contract - Other; Complaint; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Village of Shadyside Community Association vs Del Brady Mary; AR-23-001425; Contract - Other; Complaint; 7158.00; Atty(s): Jug Jr. Fred C.

Wakal Kenneth vs FCA US LLC; AR-23-001426; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

Portfolio Recovery Associates LLC vs Thompson Tyshon A.; AR-23-001427; Contract - Debt Collection; Exhibits; 4793.56; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Simpson Tekka; AR-23-001428; Contract - Debt Collection; Exhibits; 2182.89; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Erie Insurance Exchange vs Helvy Nicole; AR-23-001429; Other Tort; Complaint; 26517.00; Atty(s): Hennessy Paul J.

Portfolio Recovery Associates LLC vs Kosek Dana N.; AR-23-001430; Contract - Debt Collection; Exhibits; 2209.39; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Mineo Rebecca; AR-23-001431; Contract - Debt Collection; Exhibits; 3825.05; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Ally Bank vs Williams Chris L; AR-23-001432; Replevin; Complaint; 36418.07; Atty(s): DeNardo Christopher A

Kies Jimmy vs Midland Credit Management Inc.; AR-23-001433; Other Tort; Exhibits; Atty(s): Gordon Travis A.

Portfolio Recovery Associates LLC vs Coulter Cara; AR-23-001434; Contract - Debt Collection; Exhibits; 787.52; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Smith Chelsey, Smith Renae; AR-23-001435; Contract - Debt Collection; Exhibits; 964.79; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Jermalowski April; AR-23-001436; Contract - Debt Collection; Exhibits; 1291.57; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Yuhas Stephanie; AR-23-001437; Contract - Debt Collection; Exhibits; 602.04; Atty(s): Polas Jr. Robert N., Brown Carrie, Titus Christopher Alan, Babcock Gregory James