

Summary Appeals Branch

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

Wednesday
June 16, 2021

Appeal Cases

SA-0000941-20; Comm. of PA vs Montazar Al Baty; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000295-20; Comm. of PA vs Benjamin Stewart Beitle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001055-20; Comm. of PA vs Demetrius Malik Carter; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000988-20; Comm. of PA vs Jarad Jamal Chouai; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000486-20; Comm. of PA vs Jess D. Dominguez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001053-20; Comm. of PA vs Ebon-E Drake; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001400-20; Comm. of PA vs Cameron William Duffett; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000562-20; Comm. of PA vs Thomas Anthony Ferrieri; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0002381-19; Comm. of PA vs Jackie Gray; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001095-20; Comm. of PA vs Brittany M. Hallas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001092-20; Comm. of PA vs Tyreek Henderson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000764-20; Comm. of PA vs Dawn Michelle Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000979-20; Comm. of PA vs Elliot Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000772-20; Comm. of PA vs Amy O'Shea McCullough; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001475-20; Comm. of PA vs Ilyas Mohamed; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000260-20; Comm. of PA vs Rejoyce Mudd; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001086-20; Comm. of PA vs Christopher D. Muti; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000773-20; Comm. of PA vs Christine O'Shea; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001028-20; Comm. of PA vs Ernest Patterson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001072-20; Comm. of PA vs Noel Everd Pilewski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001071-20; Comm. of PA vs James Hunter Sago; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000991-20; Comm. of PA vs Kathy L. Schonhardt; P-atty: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David D. Pardini

SA-0001038-20; Comm. of PA vs Hamisi J. Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000046-21; Comm. of PA vs Melissa R. Suisi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001093-20; Comm. of PA vs Shyam J. Thakkar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000878-20; Comm. of PA vs Ayana Sade Toukam; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001056-20; Comm. of PA vs Alexa Vicker; 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, Tuesday, July 6, 2021 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

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

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

Amendment of the Code Second Class County New Chapter 485.

The Allegheny County Code of 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 thereafter, 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

3. James E. Didion
MG-19-000991—\$57,065.33
Lois M. Vitti, Esq.
412-281-1725

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

Braddock

32. Sahara Temple Improvement Association, Inc.
GD-20-002949—\$3,457.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a commercial building being known as 215 7th Street, Braddock, PA 15104. Deed Book Volume 9377, Page 581. Block & Lot No. 237-H-357.

Bridgeville

22. George H. West, Jr. and Cynthia L. West a/k/a Cynthia L. Gruden a/k/a Cynthia L. Gillespie
MG-19-000676—\$90,822.15
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one (1) story dwelling being known and numbered as 912 Ella Street, Bridgeville, PA 15017. Deed Book Volume 15550, Page 585. Block and Lot Number 255-R-87.

Carnegie

24. Martin J. Chubarov
GD-11-025119—\$3,215.25
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Being thereon vacant land known as 121 Court Street, Carnegie, PA 15106. Deed Book Volume 8360, Page 548. Block & Lot No. 103-G-114.

Cheswick

27. Mary Beth Homer, With Notice to Heirs & Assigns and the United States of America
GD-19-003637—\$3,315.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a one and one half story stone house known as 623 Hill Avenue, Cheswick, PA 15024. Deed Book Volume 12937, Page 439. Block & Lot No. 530-D-192.

Dormont

25. Daniel X. Amman & Walter Amman, III
GD-18-011584—\$3,436.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story masonry frame house being known as 2807 Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book Volume 13706, Page 117. Block & Lot No. 63-G-290.

Elizabeth Township

7. Fitzpatrick Enterprises, LLC
GD-20-009893—\$23,977.52
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a restaurant building being known and numbered as 504 Park Ave., Elizabeth, PA 15037. Deed Book 14757, Page 592. Block and Lot Number 1132-L-230.

8. Daniel Burnheimer and Kelly Burnheimer
GD-18-014183—\$10,157.95
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 611 High Street, Elizabeth, PA 15037. Deed Book 15031, Page 447. Block and Lot Number 1268-A-344.

28. Jeffrey E. Able
GD-20-004457—\$11,468.40
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story two family dwelling being known and numbered as 1925 Offshore Drive, Buena Vista, PA 15018. Deed Book 13512, Page 250. Block and Lot Number 1569-D-321.

Glassport

45. Terri Waxter, Administratrix of the Estate of Pearl Piergrossi, deceased, and Administratrix of the Estate of Richard Piergrossi, deceased
GD-20-012454—\$9,600.26
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two-story frame dwelling being known and numbered as 628 Indiana Avenue, Glassport, PA 15045. Deed Book 4227, Page 501. Block and Lot Number 558-C-185.

Homestead

26. David J. McCrum and Judy L. McCrum
GD-20-002683—\$54,665.36
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1222 Sylvan Avenue, Homestead, PA 15120. Deed Book Volume 9434, Page 473. Block and Lot 131-E-295.

Kennedy

23. The Unknown Heirs, Executors and/or Administrators of the Estate of Larry Protch a/k/a Larry S. Protch
GD-20-012909—\$91,749.62
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling known and numbered as 153 North Vireo Drive, McKees Rocks, PA 15136. DBV 8434, Pg. 576, B/L #110-A-157.

Marshall

41. Jay Kashumbal, Inc.
GD-20-009882—\$173,065.49
Jennifer L. Cerce, Esq.
412-242-4400

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

Monroeville

19. Marlene Mirich
MG-20-000377—\$30,491.80
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 735 Patton Street Ext., Monroeville, PA 15146. Deed Book Volume 14850, Page 546. Block and Lot Number 544-R-16.

North Versailles

17. Patricia L. Dunkle a/k/a Patricia L. Strasser and Ronald J. Strasser, Jr.
MG-19-000924—\$206,444.36
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a one-story brick dwelling being known and numbered as 1750 Wallace Avenue, North Versailles, PA 15137. Deed Book Volume 12159, Page 549. Block and Lot Number 645-H-53.

Oakdale

5. Dorea Hill, in Her Capacity as Heir of Virginia C. Allinder, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Virginia C. Allinder, Deceased
GD-19-016450—\$66,906.11
Robert Flacco, Esq.
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 60 Vincennes Ave., Oakdale, PA 15071. Deed Book Volume 6299, Page 190. Block and Lot 0492-H-00028-0000-00. Alternate ID: 9844-X-00662-0000-00.

Penn Hills

12. Audrey Pritchard
GD-19-003619—\$11,788.29
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 806 Hulston Road, Verona, PA 15147. Deed Book 6667, Page 302. Block and Lot Number 535-P-172.

35. Michael F. Vidunas
GD-20-010171—\$206,598.87
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a warehouse being known and numbered as Sandy Creek Road, Verona, PA 15147, Block and Lot Number 367-A-389.

38. Janet Dunworth
MG-19-000784—\$36,810.04
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 5628 Front Street, Verona, PA 15147. Deed Book Volume 10948, Page 142. Block and Lot Number 0366-S-00294-0000-00.

40. Keisha M. Pendleton
MG-20-000109—\$101,369.43
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 26 Seminole Court, Pittsburgh, PA 15235. Document Number 2012-23718, Deed Book Volume 15004, Page 5. Block and Lot Number 448-S-295.

49. Jane Ferrero, as Believed Heir or Administrator of the Estate of Patricia Stratemeier a/k/a Patricia J. Stratemeier; George Stratemeier, as Believed Heir or Administrator of the Estate of Patricia Stratemeier a/k/a Patricia J. Stratemeier; Michael Stratemeier, as Believed Heir or Administrator of the Estate of Patricia Stratemeier a/k/a Patricia J. Stratemeier; Unknown Heirs and Administrators of the Estate of Patricia Stratemeier a/k/a Patricia J. Stratemeier
GD-20-000716—\$58,991.71
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 108 Bellevue Drive, Pittsburgh, PA 15235. Deed Book Volume 10355, Page 551. Block and Lot Number 0739-J-00364-000-00.

Pleasant Hills

18. Logan David Vance, as Surviving Heir of Annetta Marie Vance a/k/a Annetta Marie Barkman, Deceased and Unknown Surviving Heirs of Annetta Marie Vance a/k/a Annetta Marie Barkman, Deceased
MG-19-001113—\$146,359.98
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a one (1) story dwelling being known and numbered as 112 Temona Drive, Pittsburgh, PA 15236. Deed Book Volume 8903, Page 63. Block and Lot Number 388-N-150.

Port Vue

15. James A. Frum, as known heir of Denise L. Frum, Deceased and all unknown heirs of Denise L. Frum, Deceased
GD-17-009249—\$21,846.34
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Being all that vacant land known and numbered as 1016 Woodland Ave., McKeesport, PA 15133. Deed Book 11267, Page 601. Block and Lot Number 466-A-325.

29. Christopher Graham and Cynthia Graham
GD-19-007477—\$15,145.38
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 512 Edmundson Avenue, McKeesport, PA 15133. Deed Book 10684, Page 203. Block and Lot Number 383-G-8.

30. Max-Michael Schlessinger
GD-20-009996—\$26,330.93
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a commercial building and storage units being known and numbered as 1901 Liberty Way, McKeesport, PA 15133. Deed Book 13490, Page 149. Block and Lot Number 465-S-152.

Shaler

16. Matthew Radmanich, Cathy Radmanich and Donna Radmanich, Known Heirs of the Estate of Matthew R. Radmanich, Deceased, and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Matthew R. Radmanich, Deceased
GD-17-013882—\$57,546.42
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 1024 Middle Road, Glenshaw, Pennsylvania 15116-2714, Deed Book Volume 3993, Page 580, Block and Lot 285-C-35.

33. Carol S. Bagaley & Darren Bagaley

GD-20-011027—\$9,957.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Parcel #1: Having erected thereon a three story commercial building being known as 1003 Mount Royal Boulevard, Pittsburgh, PA 15223. Deed Book Volume 16982, Page 572. Block & Lot No. 284-F-212.

Parcel #2: Having erected thereon a three story commercial building being known as 1007 Mount Royal Boulevard, Pittsburgh, PA 15223. Deed Book Volume 16982, Page 572. Block & Lot No. 284-F-215.

Springdale Township**2. Siobhan Kennedy and Mark Jacobs, deceased**

MG-20-000421—\$54,129.80
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Springdale: Having currently erected thereon a single family dwelling being known as 1004 Yutes Run Road, Harwick, PA 15144. Deed Book 12177, Page 577. Block and Lot 0728-R-00137-0000-00.

Stowe**21. Tammy Rosfeld**

GD-21-002187—\$24,317.65
Bradley J. Osborne, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a single family, residential row home being known and numbered as 819 10th Street, McKees Rocks, PA 15136. Deed Book Volume 10132, Page 160. Block and Lot Number 73-K-288.

Swissvale**34. Glassport Hotspot LLC**

GD-17-013933—\$55,783.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a commercial retail building being known as 1906 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 16165, Page 275. Block & Lot No. 178-C-147-0001.

Tarentum**20. Holly Lemmon, Surviving Heir to the Estate of Roger P. Gibson, Deceased, Michael J. Gibson, Surviving Heir to the Estate of Roger P. Gibson, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Roger P. Gibson, Deceased**

MG-20-000256—\$22,116.78
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a single family residential dwelling being known and numbered as 622 Roup Street, Tarentum, PA 15084. Deed Book Volume 10716, Page 262. Block and Lot Number 1223-D-46.

Wilksburg**6. Debra A. McMeekin, as heir of Dolores M. Arendt, deceased; Dominique D. Demus, as heir of Dolores M. Arendt, deceased; and Any and all unknown spouse, heirs, devisees, grantees, assignees, lienors, creditors, and any and all other parties claiming an interest by, through, under or against the Estate of Dolores M. Arendt**

GD-18-012401—\$258,920.30
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and in the First Ward, Wilksburg Borough: Having currently erected thereon a single family thereon a dwelling being known as 2050 Beech Street, Pittsburgh, PA 15221. Deed Book 7823 Page 162. Block and Lot 0297-K-00142-0000-00.

9. Gretchen Bryant

GD-20-003540—\$11,751.63
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two family dwelling being known and numbered as 1209 Bessica Street, Pittsburgh, PA 15221 a/k/a 1209 And 1209 ½ Bessica Street, Pittsburgh, PA 15221. Deed Book 13036, Page 290. Block and Lot Number 232-L-390.

10. Golden Pinnacle, LLC

GD-20-010475—\$9,770.71
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1400 Clark Street, Pittsburgh, PA 15221. Deed Book 13333, Page 111. Block and Lot Number 232-R-228.

11. William H. Bowyer

GD-20-002551—\$11,840.18
Jennifer L. Cerce, Esq.
412-242-4400

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

Wilksburg: Having erected thereon a two-story brick dwelling being known and numbered as 1101 Jane Street, Pittsburgh, PA 15221. Deed Book 5136, Page 669. Block and Lot Number 233-J-190.

13. GE-OPT Enterprises, Inc.

GD-20-004454—\$13,624.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two-story row end dwelling being known and numbered as 1020 North Ave., Pittsburgh, PA 15221. Deed Book 11938, Page 589. Block and Lot Number 233-B-30.

14. Casey C. Oliver, With Notice to Heirs and Assigns

GD-17-002478—\$48,219.38
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a three family dwelling being known and numbered as 419 South Ave., Pittsburgh, PA 15221. Deed Book 11318, Page 278. Block and Lot Number 175-R-84.

37. Sean R. Farr as Heir to Roslyn Renee Farr a/k/a Roslyn R. Farr, deceased Unknown Heirs, Personal Representatives and Devisees of the Estate of Roslyn Renee Farr a/k/a Roslyn R. Farr, deceased

MG-19-001224—\$68,133.27
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilksburg: Having erected thereon a one (1) story brick veneer dwelling being known and numbered as 1302 Clark Street, Pittsburgh, PA 15221. Deed Book Volume 15697, Page 139. Block and Lot Number 233-C-1.

Wilmerding**4. Sean Kerrigan**

GD-20-003007—\$41,019.19
Robert Flacco, Esq.
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 464 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 13289, Page 408. Block and Lot 0545-P-00081-0000-00.

39. Heather Wise a/k/a Heather R. Wise

MG-19-000944—\$31,072.73
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 664 Middle Avenue, Wilmerding, PA 15148. Document Number 2005-10627, Deed Book Volume 12404, Page 200. Block and Lot Number 0545-J-00075-0000-00.

Pittsburgh—2nd Ward**36. Victoria T. Coon**

GD-12-004785—\$330,340.46
William C. Price, Esq.
412-394-7711

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 633 Smithfield Street, Pittsburgh, PA 15222, Deed Book Volume 8313, Pages 267, Block and Lot Number 2-A-47.

Pittsburgh—4th Ward**44. Nickolas P. Solic and Ann Solic**

MG-11-000148—\$94,953.10
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and Fourth Ward of the City of Pittsburgh: Having currently erected thereon a single family thereon a dwelling being known as 3421 Parkview Avenue, Pittsburgh, PA 15213. Deed Book 11978, Page 147. Block and Lot 0028-S-00100-0000-00.

46. Meyrans 3, Inc.

GD-19-000074—\$135,687.83
Nicholas A. Didomenico, Esq.
Metz Lewis Brodman Must O'Keefe LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward of the City of Pittsburgh: Having erected thereon a commercial property known and numbered as 226 Meyran Avenue, Pittsburgh, Pennsylvania 15213. Deed Book Volume 16200, Page 146. Block and Lot Number 28-G-95.

Pittsburgh—5th Ward**31. Makeba Branson**

GD-06-022222—\$5,041.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 5: Having erected thereon a two story brick residential rowhouse being known as 2904 White Street, Pittsburgh, PA 15219. Deed Book Volume 13227, Page 133. Block & Lot 25-S-173-A.

Pittsburgh—8th Ward**42. Albanese Properties, LLC**

GD-20-008482—\$962,371.49
Andrew G. Dittoe, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the City of Pittsburgh: Having erected thereon a commercial building known as 4824 Liberty Avenue, Pittsburgh, PA 15224. Deed Book Volume 13523, Page 406. Block and Lot Number 51-E-354.

Pittsburgh—19th Ward**50. Jeffrey T. Palmer a/k/a Jeffrey Palmer**

GD-21-001298—\$25,691.51
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1314 Wareman Avenue, Pittsburgh, PA 15226. Deed Book Volume 10859, Page 546. Block and Lot Number 0096-E-00140-0000-00.

Pittsburgh—20th Ward**1. George Williams**

MG-18-001045—\$61,332.35
The Lynch Law Group, LLC
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 1310 Jeffers Street, Pittsburgh, PA 15204. Deed Book Volume 15229, Page 432. Block and Lot Number 42-N-333.

Pittsburgh—26th Ward**48. Linda D. Watt**

MG-21-000007—\$41,583.95
Jillian Nolan Snider, Esq.
412-513-4300

All The Right, Title, Interest and Claim of Linda D. Watt of, in and to: All that certain lot or piece of ground situate in the 26th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania.

Having erected thereon a dwelling known and numbered as 96 Watson Boulevard, Pittsburgh, PA 15214. Deed Book Volume 8176, Page 566, Block/Lot No. 77-B-213.

Pittsburgh—29th Ward**51. Jennifer Chambliss, as believed Heir and/or Administrator to the Estate of Lily E. Maskew a/k/a Lily Maskew; James Maskew, as believed Heir and/or Administrator to the Estate of Lily E. Maskew a/k/a Lily Maskew; Unknown Heirs and/or Administrators of the Estate of Lily E. Maskew a/k/a Lily Maskew**

GD-19-003867—\$48,972.23
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 1327 Triana Street, Pittsburgh, PA 15210. Document Number 2005-1944, Deed Book Volume 12326, Page 64. Block and Lot Number 0032-N-00266-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518
Lawyer Referral Services
412-261-5555
Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
William P. Mullen, Sheriff
Jun 10, 2021
Jun 11, 18, 25, 2021

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

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:

Barkovich, Patricia Ann, deceased, of Pittsburgh, PA. No. 203 of 2021. Kathleen Snyder, Extrx., c/o Shirley Novak, Esq., 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.

21-02277 Jun 11, 18, 25, 2021

Elko, Kathleen A., deceased, of Verona, PA. No. 03942 of 2021. Patricia A. Scheuring, Extrx., 28B Bean Road, Sterling, MA 01564 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

21-02274 Jun 11, 18, 25, 2021

Jones, Lillie B., deceased, of Pittsburgh, PA. No. 04336 of 2021. Diana G. Walker, Admrx., 345 Cedarhurst, Pittsburgh, PA 15210 or to Beth Tarasi, Esq., Tarasi & Tarasi P.C., 510 3rd Avenue, Pittsburgh, PA 15219.

21-00881w Jun 11, 18, 25, 2021

Kubicko, Robert E., deceased, of Moon, PA. No. 4207 of 2021. Geraldine V. Kubicko, Extrx., c/o Nathan L. Bible, Esq., NBMS Law, P.C., 650 Corporation Street, Suite 304, Beaver, PA 15009.

21-02275 Jun 11, 18, 25, 2021

Maguire, Della a/k/a Della M. Maguire, deceased, of Pittsburgh, PA. No. 04201 of 2021. Frank J. Maguire, Jr., Co-Extr., 10512 Earlham Street, Fairfax, VA 22032 and Dennis D. Maguire, Co-Extr., 101 Aberly Drive, Pittsburgh, PA 15237 or to Kevin J. O'Hare, Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C., 11 Stanwix St., Ste. 1024, Pittsburgh, PA 15222.

21-02276 Jun 11, 18, 25, 2021

Miele, Pamela D., deceased, of Pittsburgh, PA. No. 03352 of 2021. Lisa Miele Kennedy, Extrx., 124 Timber Road, Mount Gretna, PA 17064 or to Edward C. Wachter, Jr., Esq., McCann, Garland, Ridall & Burke, 11 Stanwix St., Suite 1030, Pittsburgh, PA 15222.

21-02280 Jun 11, 18, 25, 2021

Nycz, Gertrude G. a/k/a Gertrude Nycz, deceased, of Cheswick, PA. No. 4127 of 2021. Laurie Page, Extrx., 1168 Polaris Circle, Pittsburgh, PA 15241 or to David P. Siegel, Esq., 25 McKrell Road, Russellton, PA 15076.

21-02279 Jun 11, 18, 25, 2021

O'Donnell, Mary C., deceased, of Pittsburgh, PA. No. 03396 of 2021. Edward C. Spontak, Extr. and Atty., Jones Gregg Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.

21-00883w Jun 11, 18, 25, 2021

Pastirak, Darryl L., deceased, of Monroeville, PA. No. 4240 of 2021. Janice Pastirak, Admrx., c/o John C. Fullen, Esq., 4495 Old William Penn Hwy., Murrysburg, PA 15668.

21-02278 Jun 11, 18, 25, 2021

Acker, Kenneth R., deceased, of Shaler Township, PA. No. 04100 of 2021. Brittany Acker, Admrx., c/o Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

21-02199 Jun 4, 11, 18, 2021

Berkowitz, Nancy G. a/k/a Nancy Gross Berkowitz, deceased, of Pittsburgh, PA. No. 01769 of 2021. Lester Berkowitz, Extr., c/o Henry Johnston, Esq., Denton Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

21-02223 Jun 4, 11, 18, 2021

Brennan, Sr., Edward A., deceased, of South Fayette Township, PA. No. 04096 of 2021. Edward A. Brennan, Jr., Extr., 5035 Sherwood Court, Burlington, WI 53105 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

21-02211 Jun 4, 11, 18, 2021

Buchanan, Curt W., deceased, of Pittsburgh, PA. No. 4002 of 2021. Robert Buchanan, Extr., c/o Arnold H. Caplan, Esq., 418 Richland Ln., Pittsburgh, PA 15208.

21-02210 Jun 4, 11, 18, 2021

Buettner, Leigh Ann, deceased, of Castle Shannon, PA. No. 01433 of 2021. Thomas F. Buettner, Extr., 1334 Groveton Street, Pittsburgh, PA 15234 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

21-02213 Jun 4, 11, 18, 2021

Carnahan, Michael Patrick, deceased, of McKeesport, PA. No. 04084 of 2021. Sandra J. Carnahan, Admrx., 307 Terrytown Drive, Boston, PA 15135 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

21-02209 Jun 4, 11, 18, 2021

Cleveland, Kayla Denise a/k/a Kayla D. Cleveland, deceased, of Pittsburgh, PA. No. 03879 of 2021. Robin Cleveland, Admrx., c/o Katrina Eichstaedt, Esq., Covelli & Piscione Law Offices, 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

21-02218 Jun 4, 11, 18, 2021

Cohen, Lillian, deceased, of Pittsburgh, PA. No. 03291 of 2021. Barry Cohen, Co-Extr. and Harriet Rome, Co-Extr., c/o Charles J. Avalli, Esq., Gentile, Horoho & Avalli, P.C., 310 Grant Street, Suite 1000, Pittsburgh, PA 15219.

21-02198 Jun 4, 11, 18, 2021

DeSabato, Paul G. a/k/a Paul DeSabato, deceased, of Pittsburgh, PA. No. 03865 of 2021. Paula A. DeSabato, Extrx., 516 Rockland Ave., Pittsburgh, PA 15239 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.

21-02205 Jun 4, 11, 18, 2021

Farner, Evan, deceased, of Dravosburg, PA. No. 02690 of 2021. Beverly Farner, Admrx., 1231 Luscombe Lane, Dravosburg, PA 15034.

21-00859w Jun 4, 11, 18, 2021

Fishel, Jean M., deceased, of Bridgeville, PA. No. 04105 of 2021. Amy Lynn Barbarino, Extrx., 207 Dodd Drive, Washington, PA 15301 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

21-02214 Jun 4, 11, 18, 2021

Foley, Jr., Coleman, deceased, of Shaler Township, PA. No. 03864 of 2021. Diane M. Eli, Extrx., c/o Anthony Giresi, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

21-02217 Jun 4, 11, 18, 2021

Henry, David Y., deceased, of Whitehall, PA. No. 04177 of 2021. Deborah N. Henry, Admrx., c/o James J. Lestitian, Esq., Alpernschubert, P.C., 310 Grant Street, 2727 Grant Bldg., Pittsburgh, PA 15219.

21-02200 Jun 4, 11, 18, 2021

Jones, III, James G., deceased, of Pittsburgh, PA. No. 04142 of 2021. Kay S. Jones, Admrx., c/o Albert G. Reese, Jr., Esq., 640 Rodi Road, 2nd Fl., Ste. 2, Pittsburgh, PA 15235.

21-02203 Jun 4, 11, 18, 2021

Kruger, John B., deceased, of Kennedy Township, PA. No. 039

Thornhill, Linda a/k/a Linda Purter Thornhill, deceased, of Pittsburgh, PA. No. 03873 of 2021. Angela Purter, Admr., c/o Albert G. Reese, Jr., Esq., 640 Rodi Road, 2nd Fl., Ste. 2, Pittsburgh, PA 15235.

21-02197 Jun 4, 11, 18, 2021

Trichtinger, Arlene D., deceased, of Penn Hills, PA. No. 03258 of 2021. Dr. Martin D. Trichtinger, Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143.

21-02216 Jun 4, 11, 18, 2021

Verlato, Claire M., deceased, of Bethel Park, PA. No. 04204 of 2021. James R. Verlato, Extr., 580 Aljo Drive, Pittsburgh, PA 15241 or to Michael J. Bruzzese, Esq., 2315 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219.

21-00856w Jun 4, 11, 18, 2021

Washowich, Nancy J. a/k/a Nancy Jean Washowich, deceased, of Port Vue, PA. No. 04073 of 2021. Kristi L. Bellisario, Extr., 37 Monte Carlo Drive, Pittsburgh, PA 15239 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301.

21-02204 Jun 4, 11, 18, 2021

Werner, Carol, deceased, of Carnegie, PA. No. 03934 of 2021. Kelli Werner, Co-Admr., and Traci Werner, Co-Admr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Foster Plaza 5, Suite 400, Pittsburgh, PA 15220.

21-02219 Jun 4, 11, 18, 2021

Wood, Carolyn Ann a/k/a Carolyn A. Wood, deceased, of Monroeville, PA. No. 04126 of 2021. Karen S. Newpol, Extr., 415 Wealdstone Road, Cranberry Township, PA 16066 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.

21-02208 Jun 4, 11, 18, 2021

Abzanka, Dorothy A., deceased, of Oakmont Borough, PA. No. 03897 of 2021. Dorothy A. Culham, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

21-02105 May 28; Jun 4, 11, 2021

Delesio, Carolyn F. a/k/a Carolyn Delesio, deceased, of Town of McCandless, PA. No. 04047 of 2021. John T. Richards, III, Extr. and Atty., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.

21-02129 May 28; Jun 4, 11, 2021

Favers, Shellee a/k/a Shellee Renee Favers, deceased, of Pittsburgh, PA. No. 03905 of 2021. Tara Chester, Co-Admr., Christy Chester, Co-Admr., 75 Edenvale Street, Pittsburgh, PA 15212 or to Gary Milnes, Esq., Brandt, Milnes & Rea, P.C., 310 Grant St., Ste. 1109, Pittsburgh, PA 15219.

21-02126 May 28; Jun 4, 11, 2021

Fielding, Russel C., deceased, of Pittsburgh, PA. No. 03969 of 2021. Pamela F. Backstrom, Extr., 349 Fruitwood Drive, Bethel Park, PA 15102 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

21-02114 May 28; Jun 4, 11, 2021

Flanagan, Joanne M., deceased, of Pittsburgh, PA. No. 03424 of 2021. Charles M. Reader, Extr., 965 Dorseyville Road, Pittsburgh, PA 15238 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.

21-00809w May 28; Jun 4, 11, 2021

Hansell, Dolores K., deceased, of Monroeville, PA. No. 02701 of 2021. Robert D. Glasser, Extr., c/o David J. Eckle, Esq., Law Office of David J. Eckle, Williamsburg Place, 244 Center Rd., Ste. 202, Monroeville, PA 15146.

21-02106 May 28; Jun 4, 11, 2021

Harrington, James Terrance Terry, deceased, of Pleasant Hills, PA. No. 03899 of 2021. Terrance R. Harrington, Admr., 218 Coleen Drive, Pittsburgh, PA 15236 or to Grey Douglas Pratt, Esq., Hanchak & Pratt, L.L.C., 76 Old Clairton Rd., Pittsburgh, PA 15236.

21-02111 May 28; Jun 4, 11, 2021

Heddaeus, Jeffrey Knox a/k/a Jeffrey K. Heddaeus, deceased, of Pittsburgh, PA. No. 03972 of 2021. Robin L. Heddaeus, Extr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

21-02112 May 28; Jun 4, 11, 2021

Holtz, Loretta M., deceased, of Oakmont Borough, PA. No. 3889 of 2021. Daniel R. Holtz, Extr., 237 College Avenue, Oakmont, PA 15139 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

21-02107 May 28; Jun 4, 11, 2021

Kincak, Kenneth Karl, deceased, of Carnegie, PA. No. 02434 of 2021. Russel Quentin Daff, Jr., Admr., 835 Washington Avenue, Carnegie, PA 15106 or to Paul Roman, Esq., Dickie McCamey & Chilcote, PC, Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

21-02104 May 28; Jun 4, 11, 2021

Klaes, Jonathan, deceased, of Brackenridge, PA. No. 4007 of 2021. Deborah Klaes, Admr., 724 Ohio Street, Brackenridge, PA 15014 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

21-00808w May 28; Jun 4, 11, 2021

Kontra, Joseph John, deceased, of Munhall, PA. No. 03916 of 2021. Marian Kontra, Extr., 4237 School Street, Munhall, PA 15120 or to Travis J. Dunn, Esq., Bootay, Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

21-00805w May 28; Jun 4, 11, 2021

Parise, Shirley M. a/k/a Shirley Mae Parise, deceased, of Penn Hills, PA. No. 02730 of 2021. Daniel R. Parise, Co-Extr., 1404 Lyons Chase Circle, Murrysville, PA 15668 and Diane H. Antellas, Co-Extr., 3237 Melwood Rd., Leechburg, PA 15656 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, L.L.C., 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

21-02109 May 28; Jun 4, 11, 2021

Park, Nancy C., deceased, of Pittsburgh, PA. No. 465 of 2021. Smithfield Trust Company, Extr., c/o Samuel K. Adams, Esq., Smithfield Trust Company, 20 Stanwix St., Ste. 650, Pittsburgh, PA 15222.

21-02131 May 28; Jun 4, 11, 2021

Petrosky, Dorothy M., deceased, of Duquesne, PA. No. 6695 of 2020. Paul B. Hromanik, Extr., c/o Michael W. Nalli, Esq., Michael W. Nalli, PC, 150 Pleasant Dr., Ste. 101, Aliquippa, PA 15001.

21-02110 May 28; Jun 4, 11, 2021

Roberts, Jr., Robert Gilbert a/k/a Robert G. Roberts, Jr., deceased, of McKeesport, PA. No. 3932 of 2021. Sandra Lee Roberts, Admr., 2305 James Street, McKeesport, PA 15132 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

21-02132 May 28; Jun 4, 11, 2021

Sanford, Kathleen Ann, deceased, of Plum Borough, PA. No. 03064 of 2021. Kimberly Wingard, Extr., 2525 Kohosek Court, Export, PA 15632 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, L.L.C., 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

21-02108 May 28; Jun 4, 11, 2021

Sehn, Joan K., deceased, of Baldwin, PA. No. 04088 of 2021. Beth Ann Rzodkiewicz, Extr., 1291 Balmoral Drive, Pittsburgh, PA 15237 or to Betsy A. Zimmerman, Esq., Sinko Zimmerman, LLC, Suite 200, One Adams Place, 310 Seven Fields Blvd., Seven Fields, PA 16046.

21-02130 May 28; Jun 4, 11, 2021

Slaughaupt, Gloria Janet a/k/a Gloria Slaughaupt a/k/a Janet Slaughaupt, deceased, of Bellevue, PA. No. 04048 of 2021. Melissa McClymonds, Extr., 525 Kelly Blvd., Slippery Rock, PA 16057 or to Amy E. Molloy, Esq., S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057.

21-02133 May 28; Jun 4, 11, 2021

Slemenda, Esther C., deceased, of Aleppo Township, PA. No. 03175 of 2021. Franklin Blackstone, Jr., Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143.

21-02103 May 28; Jun 4, 11, 2021

Viola, Letitia L. a/k/a Joyce L. Viola, deceased, of Pittsburgh, PA. No. 03058 of 2021. Charles C. Nied, Extr., 7441 Washington Avenue, Swissvale, PA 15218 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

21-02102 May 28; Jun 4, 11, 2021

Young, Roger P., deceased, of Verona, PA. No. 04914 of 2020. Joseph R. McKee, Extr., 1512 Arthur Dr., Verona, PA 15147 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

21-02113 May 28; Jun 4, 11, 2021

Zarabi, Elizabeth V., deceased, of Pittsburgh, PA. No. 03416 of 2021. Ali Vincent Zarabi, Extr., 513 Blue Ridge Drive, Coraopolis, PA 15108 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.

21-02128 May 28; Jun 4, 11, 2021

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh by Celia B. Liss, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-2020-012411

City of Pittsburgh vs Charles Henkel; Dorothy M. Henkel; Caulis Negris, LLC; National Tax Funding, LP; Allegheny County Economic Development Department-RAAC Liens; their heirs, successors and assigns.

21st Ward, Pittsburgh
1238 California Avenue. Sarah Eckert Plan Part 1. Lot 27 x average 65 x 21 rear California Avenue, Block & Lot 22-B-280.

Subject To All matters shown on the Plan of Lots as recorded in Plan Book Volume 7, Page 22 of Allegheny County, Pennsylvania Records.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02294

GD-2020-012412

City of Pittsburgh vs Pittsburgh Revival Center aka Pittsburgh Revival Center, Inc.; Gladys D. Bald; John D. Bald; their heirs, successors, assigns and Respondents.

21st Ward, Pittsburgh
1939 Doll Way. W F Dill Plan Pt 22. Lot 44 x 20. Block & Lot 22-F-9.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02295

GD-2020-012413

City of Pittsburgh vs Renee E. Smith; Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania; Ellison P. Smith; their heirs, successors and assigns.

21st Ward, Pittsburgh
1232 Kunkle Way. Joseph Bachler Plan 2. Lot 22.83 x 81.66. Block & Lot 22-B-283.

Subject To Any And All matters shown on the Plan of Lots as recorded in Plan Book Volume 7, Page 155 of Allegheny County, Pennsylvania Records.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02296

GD-2020-012414

City of Pittsburgh vs Estate of Joseph L. Davidson, Sr.; Joseph L. Davidson, Jr.; National Tax Funding, LP; Allegheny County Economic Dev. Dept.-RAAC Liens; their heirs, successors and assigns.

21st Ward, Pittsburgh
1225 Sunday Street. David Glass Plan Part 1. Lot 22.83 x 32.65. Block & Lot 22-B 286A.

Subject To Any And All matters shown on the Plan of Lots as recorded in Plan Book Volume 7, Page 158 of Allegheny County, Pennsylvania Records.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02297

GD-2020-012417

City of Pittsburgh vs Bertram Slutsky; his heirs, successors and assigns.

21st Ward, Pittsburgh
1233 Sunday Street. Lot 22.83 x 40.83 Sunday Street. Block & Lot 22-B-282A.

Subject To Any And All matters shown on the Plan of Lots as recorded in Plan Book Volume 7, Page 155 of Allegheny County, Pennsylvania Records.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02298

GD-2020-012420

City of Pittsburgh vs Walter L. Green; Thelma M. Green; their heirs, successors, assigns and Respondents.

21st Ward, Pittsburgh
1901 Saint Ives Street. Lot 20.62 x 76.38. Block & Lot 22-G-128.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02299

GD-2021-004528

City of Pittsburgh vs Leroy Coker; his heirs, successors, assigns and Respondents.

21st Ward, Pittsburgh
1947 Sedgwick Street. W F Dill Plan Parts 20-21. Lot 16.75 x 100. Block & Lot 22-G-2.

Subject To All matters shown on the Plan of Lots recorded in Plan Book Volume 6, Page 7.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02300

GD-2021-004529

City of Pittsburgh vs Stephanie Byers; BENV and Associates; their heirs, successors, assigns and Respondents.

21st Ward, Pittsburgh
1945 Sedgwick Street. W F Dill Plan Parts 20-21. Lot 16.85 x 100. Block & Lot 22-G-1.

Subject To All matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 6 at Page 7.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02301

GD-2021-004921

City of Pittsburgh vs Rightway Realty Solutions, Inc.; their heirs, successors, assigns and Respondents.

21st Ward, Pittsburgh
1943 Sedgwick Street. W F Dill Junior Plan Northerly ½ of 19. Lot 15 x 100. Block & Lot 22-G-4.

Subject To All matters shown on the Plan of Lots recorded in Plan Book Volume 6, Page 7.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02302

GD-2021-004923

City of Pittsburgh vs Shawn Dana Evans Mattox; Henry Wayne Shawn Evans; their heirs, successors and assigns.

21st Ward, Pittsburgh
1903 Saint Ives Street. Lot 17.67 x 76.38 St. Ives St. Block & Lot 22-G-128A.

Subject To All additional easements, encroachments, agreements, etc. of record.

21-02303

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

Celia B. Liss
Assistant City Solicitor
City of Pittsburgh
Jun 11, 2021

Action to Quiet Title

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

Richard Krist Jr., Plaintiff, vs PHASE, f/k/a Perry Hilltop Association for Successful Enterprises, Inc., and any unknown assigns or successors-in-interest to PHASE, f/k/a Perry Hilltop Association for Successful Enterprises, Inc., Defendants.

Quiet Title Action regarding real property situated in the 25th Ward of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, having an address of 1917 Perrysville Avenue, Pittsburgh, PA 15214. Tax Parcel No. 23-A-177.

To: PHASE, f/k/a Perry Hilltop Association for Successful Enterprises, Inc., and any unknown assigns or successors-in-interest to PHASE, f/k/a Perry Hilltop Association for Successful Enterprises, Inc., Defendants.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Plaintiff's Attorney: Gusty A.E. Sunseri, Esq., Gusty A.E. Sunseri & Associates, P.C., 1290 Freepport Rd., Pittsburgh, PA 15238. 412-968-0210.

21-02246 Jun 7, 9, 11, 2021

Articles of Incorporation Business Corporation

Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Suite 209, Wexford, PA 15090. 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 M&M Music Inc.

21-00882w Jun 11, 2021

Articles of Incorporation Nonprofit Corporation

Jason Ott, Esq., 501 Grant Street, Suite 1010, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 5, 2021, with respect to a nonprofit corporation, Tech Serving Society, which has been incorporated under the Nonprofit Corporation Law of 1988.

21-00861w Jun 11, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-003071. In re: Petition of Zana Renee Madison, for change of name to Zana Renee Johnson. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, July 12, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

21-02318 Jun 11, 2021

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
GD No. 20-011235
Glen Osborne Borough, Plaintiff,
v.
Haysville Borough, Defendant.
Order of Court and Final Decree

And now to wit, this 3rd day of June, 2021, upon due consideration of the Petition filed on behalf of Glen Osborne Borough to determine the proper boundary between Glen Osborne Borough and Haysville Borough, and in accordance with Section 504 of the Borough Code, the Court having confirmed the survey report of Joseph Duganich, P.L.S. dated January 28, 2021 with the accompanying survey map showing the revised municipal boundary dated September 28, 2020, copies of which are filed of record in this matter as attachments to the Court's March 15, 2021 Order of Court, and the Order having been published as provided in Section 503 (d), and no exceptions having been filed within 30 days of the filing of the report and survey map, it is hereby ordered, adjudged, and decreed that said Petition is granted, and the report and survey map are hereby confirmed. The lines and boundaries as described in the report and shown in the survey map are hereby established between the Boroughs of Glen Osborne and Haysville which shall be appropriately marked. The Court further directs Petitioner's counsel to publish a copy of this Order once in the Pittsburgh Legal Journal and the Pittsburgh Post-Gazette. A copy of this Order, and the survey report and map shall be recorded with the Allegheny County Department of Real Estate.

BY THE COURT:
The Honorable Joseph M. James
21-02306 Jun 11, 2021

Notice of Trust Administration

Notice is hereby given of the administration of the Dorothy L. Schindler Trust dated November 14, 2002 pursuant to 20 Pa.C.S. § 7755c. Dorothy L. Schindler, Grantor/Settlor of the Trust died on April 3rd, 2021, late of Allegheny County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or

demands against the same will make them known without delay to:

Elaine N. Schindler, Trustee, currently of 5121 West Harbison Road, Pittsburgh, PA 15202 or John A. D'Onofrio, Esq., of D'Onofrio Law Office, P.C. located at 651 Holiday Drive, Ste. 400, Pittsburgh, PA 15220.

21-02195 Jun 4, 11, 18, 2021

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Madison Leigh Mendoza a/k/a Madison Mendoza a/k/a Madison L. Mendoza, a minor. No