

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, November 7, 2022 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, NOVEMBER 7, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, NOVEMBER 8, 2022, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, NOVEMBER 14, 2022 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

4. John Snow

GD-21-006952—\$5,176.93

Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two-story old style single family frame dwelling known and numbered as 5395-5397 Chestnut Street, Pittsburgh, PA 15236, Deed Book Volume 7208, Page 499, Block and Lot Number 390-P-336.

6. Walter A. Fischer and Mary Lou Fischer

GD-21-006562—\$3,634.08

Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one and one-half story Cape Cod style single family frame dwelling known and numbered as 548 Penn Street, Pittsburgh, PA 15227, Deed Book Volume 4766, Page 241, Block and Lot Number 59-G-106.

9. Keith D. O'Kelly and Jamella R. O'Kelly

MG-22-000400—\$490,564.63

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1236 Camarta Dr., Pittsburgh, PA 15227. Deed Book Volume 17004, Page 152. Block and Lot Number 0093-B-00062-0000-00.

Bellevue

56. Tyler Willoughby, Administrator of the Estate of Wayne F. Willoughby

GD-22-005716—\$72,955.28

Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling known and numbered as 133 Meade Avenue, Pittsburgh, PA 15202. DBV 10823, PG 449, B/L #160-P-127.

Brentwood

31. Clement Okoye and Dorathy Graczyk

GD-21-003000—\$18,516.21

John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 2908 Clermont Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 17274, Page 337, Block and Lot 137-8-185.

Castle Shannon

78. Jessica Lehmann

MG-18-000677—\$124,096.27

Kia N. House, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a residential dwelling being known and numbered as 946 Locust Avenue, Pittsburgh, PA 15234. Deed Book Volume 15374, Page 405. Block and Lot Number 191-R-28.

City of Clairton

34. Loreto Sardella

MG-22-000050—\$58,551.93

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 211 Locust Avenue, Clairton, PA 15025. Deed Book 8283, Page 629. Block and Lot Number 764-C-215.

Dormont

18. Vernon Tipton Jr.

MG-20-000101—\$107,168.70

Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2639 Connecticut Avenue, Pittsburgh, PA 15216. Deed Book Volume 12908, Page 444. Block and Lot Number 63-H-181.

Duquesne

1. Aaron Knight, Sandra Knight and the United States of America

GD-22-001377—\$20,229.14

Shnyder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Duquesne: Having erected thereon a dwelling being known and numbered as 1013 Edith Street, Duquesne, PA 15110. Deed Book Volume 10819, Page 547. Block and Lot Number 305-G-307.

East McKeesport

59. Brandon Steininger

MG-22-000432—\$62,986.63

Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 534 Seminole Street, East McKeesport, PA 15035. Document Number 216733, Deed Book Volume 16227, Page 342. Block and Lot Number 0546-R-00271-0000-00.

East Pittsburgh

19. Carla White and Lafayette Pitts

GD-22-000129—\$3,175.61

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story condominium office building being known as 814 Linden Avenue, East Pittsburgh, PA 15112. Deed Book Volume 17938, Page 197. Block & Lot No. 375-H-191.

20. Gir Associates LP

GD-22-000127—\$6,822.82

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story commercial building being known as 805 Wood Street, East Pittsburgh, PA 15112. Deed Book Volume 10759, Page 658. Block & Lot No. 375-H-175.

Edgeworth

70. Suellen Miller

MG-22-000155—\$517,858.62

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgeworth: Having erected thereon a dwelling house being known and numbered as 52 Little Sewickley Creek Road, Sewickley, PA 15143. Deed Book Volume 9914, Page 420. Block and Lot Number 705-R-170.

Fawn

86. Gregory J. Roscoe, II and Erin M. Beck

GD-21-008022—\$113,535.55

Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a two-story brick house being known as 529 Sugar Loaf Ln., Natrona Heights, PA, 15065 Deed Book Volume 16270, Page 198, Block and Lot 2018-S-39.

Hampton

51. W. Christopher Andrews and Julie L. Andrews

MG-13-000098—\$262,162.28

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2885 Tremonte Lane, Allison Park, Pennsylvania 15101. Deed Book Volume 11247, Page 228. Block and Lot Number 0831-A-00099.

Harrison

10. Michelle L. Ludwig

GD-22-006211—\$35,233.46
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Harrison: Having erected thereon a dwelling being known and numbered as 1447 5th Street, Natrona Heights, PA 15065. Deed Dated May 12, 2010 Recorded on May 14, 2010 in Department of Real Estate of Allegheny County at Book Volume 14259, Page 514. Block 1518-H, Lot 129.

Heidelberg

36. David J. Ostrander

MG-22-000298—\$104,694.65
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a dwelling known and numbered as 421 2nd Street, Carnegie, PA 15106. DBV 10776, PG 557, B/L #101-G-184.

Homestead

29. Mary A. Dent, Administratrix of the Estate of Linda Carter, Deceased

GD-22-007456—\$20,078.12
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 346 West 14th Avenue, Homestead, PA 15120. Deed Book Volume 10763, Page 290. Block and Lot Number 131-F-171.

Ingram

85. Timothy B. Potts

MG-16-000870—\$107,759.92
DWaldmanlaw, P.C.
844-899-4162

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 108 Hodgson Avenue, Pittsburgh, PA 15205. Deed Book Volume 14990, Page 1. Block and Lot Number 41-P-318.

Town of McCandless

2. Keith A. McConville

MG-18-000466—\$102,321.06
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 353 Wagon Wheel Trl., Wexford, PA 15090. Deed Book 12081, Page 483. Block and Lot Number 1071-L-378.

28. Clark J. Johnson and Marea L. Johnson

GD-17-005299—\$2,896.34
Joseph W. Gramc, Esq.
412-281-0587

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

McCandless: Having erected thereon a two story condominium being known as 9812 Three Degree Road, Allison Park, PA 15101. Deed Book Volume 14455, Page 292, Block & Lot 946-D-117.

40. Robert Jude Williams

GD-22-002860—\$21,736.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 913 Cumberland Road, Pittsburgh, PA 15237. Deed Book 16719, Page 518. Block and Lot Number 826-M-271.

45. Molly S. Bish

GD-21-014431—\$15,813.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 1866 Ferguson Road, Allison Park, PA 15101. Deed Book 10335, Page 125. Block and Lot Number 717-F-74.

76. Arthur Toth, Pamela J. Toth and the United States of America

GD-14-021645—\$603,200.51
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 10149 Woodbury Drive, Wexford, PA 15090. Deed Book Volume 10195, Page 205. Block and Lot Number 1070-F-00048-0000-00.

City of McKeesport

24. Jeanne Gadsden a/k/a Jeanne R. Gadsden a/k/a Jeanne Rivers

GD-21-008879—\$16,080.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1712 Converse St., McKeesport, PA 15132. Deed Book Volume 5441, Page 537. Block and Lot 0382-H-00123-0000-00.

79. Russell V. Stuvaints, Jr.

GD-20-010502—\$33,673.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 719 Ridge Street, McKeesport, PA 15132. Deed Book 12688, Page 505. Block and Lot Number 307-M-383.

McKees Rocks

37. Ronald J. Panyko, Jr.

MG-19-001047—\$93,751.90
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling known and numbered as 1532 Chartiers Avenue, McKees Rocks, PA 15136. DBV 17396, PG 438, B/L #72-J-43.

71. Michael A. Glover

MG-22-000197—\$60,298.30
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

McKees Rocks: Having erected thereon a dwelling being known and numbered as 224 Ann Street, McKees Rocks, PA 15136. Deed Book Volume 11304, Page 210. Block and Lot 0072-F-00020-0000-00.

Monroeville

11. Gayle A. Cindric, Known Surviving Heir of Howard Getz and Unknown Surviving Heir of Howard Getz

GD-21-014622—\$93,887.14
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 725 Bilberry Road, Monroeville, Pennsylvania 15146. Deed Book Volume 5490, Page 109, Block & Lot No. 0742-E-00292-0000-00.

89. The Unknown Heirs of Carl Grunbach a/k/a Carl Grunbach, Deceased

GD-22-002822—\$13,882.34
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story frame house known as 2647 Woodlawn Drive, Monroeville, PA 15146. Deed Book Volume 10401, Page 117. Block & Lot No. 545-D-130.

Mt. Lebanon

67. Michael D. McNeely

MG-22-000082—\$226,227.83
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 251 Twin Hills Drive, Pittsburgh, PA 15216. Document Number 2008-15379, Deed Book Volume 13626, Page 311. Block and Lot Number 0063-E-00317-0000-00.

Munhall

30. Stacey Todd

MG-21-000219—\$122,137.68
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3818 Shady Avenue, Homestead, PA 15120. Deed Book Volume 17681, Page 206. Block and Lot Number 133-H-208.

38. Kenn E. Lebovitz

MG-22-000318—\$96,446.96
David W. Raphael, Esq.
412-465-9718

In the Commonwealth of Pennsylvania, County of Allegheny, All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3469 Rosetta Street, Homestead, PA 15120. Deed Dated July 21, 2008, Recorded on July 31, 2008 in Department of Real Estate of Allegheny County at Deed Book Volume 13689, Page 264. Block 132-K, Lot 149.

North Fayette

53. Norman A. Johnson, Jr., in His Capacity as Heir of Renee E. Johnson; Kent O. Johnson, in His Capacity as Heir of Renee E. Johnson; Eric Glynn Johnson, in His Capacity as Heir of Renee E. Johnson;

Gayle Ellen Johnson Jackson, in Her Capacity as Heir of Renee E. Johnson; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Renee E. Johnson

MG-22-000005—\$266,382.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 126 Mayer Drive, Oakdale, PA 15071. Deed Book Volume 9878, Page 475. Block and Lot 0589-P-00055-0000-00. Alternate ID: 9929-X-00920-0000-00.

81. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret Dupain, Deceased, and Catherine Gearhart, known heir of Margaret Dupain, deceased

GD-21-014089—\$66,472.15

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 815 Wall Street, McDonald, PA 15057. Deed Book Volume 5348, Page 51, Block and Lot 0584-P-00029-0000-00.

87. Jane M. Galik

MG-18-000087—\$113,497.17
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Having erected thereon a dwelling being known and numbered as 2552 Hawthorne Drive, Oakdale, PA 15071, more fully described in Deed Book 10355, Page 296. Block and Lot Number 590-P-33.

North Versailles

74. Lisa J. Ball

GD-20-003823—\$41,121.39
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 801 Lynda Lane, North Versailles, PA 15137. Deed Book 12689, Page 423. Block and Lot Number 458-P-268.

75. Loretta J. Perri, Individually and as Surviving Spouse of Frank J. Perri, Deceased

GD-20-007058—\$91,729.89
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a commercial structure being known and numbered as 501 East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book 8428, Page 34. Block and Lot Number 459-J-038.

Parcel Two: Having erected thereon vacant land being known and numbered as East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book 8428, Page 34. Block and Lot Number 459-J-040.

Oakmont

66. Scott Dingle and Audrey Collins

MG-22-000437—\$147,954.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 725 Valley Street, Oakmont, PA 15139. Document Number 2020-6402, Deed Book Volume 17958, Page 465. Block and Lot Number 0363-S-00299-0000-00.

Ohio

- 73. Jaison Kelly and Jessica Laird**
GD-22-003583—\$423,560.43
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ohio: Having erected thereon a residential dwelling being known and numbered as 113 Overlook Drive, Pittsburgh, PA 15237. Deed Book Volume 17149, Page 98. Block and Lot Number 514-S-256.

Penn Hills

- 12. Phillip Ionadi a/k/a Filippo Ionadi, With Notice to Known Heirs and Assigns**
GD-21-015129—\$15,360.17
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 8 N. Joslyn Dr., Pittsburgh, PA 15235. Deed Book 4130, Page 745. Block and Lot Number 538-M-205.

- 15. Shanna Hinton**

GD-22-002133—\$26,483.39
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 2621 Laketon Road, Pittsburgh, PA 15235. Deed Book 15177, Page 95. Block and Lot Number 296-G-135.

- 39. Georgetta J. Colton**

GD-22-003659—\$20,948.13
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 223 Payne Dr., Pittsburgh, PA 15235. Deed Book 6182, Page 617. Block and Lot Number 539-J-145.

- 42. Sherman Rogers and Lana Johnson**

GD-21-011263—\$30,752.06
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 8603 Westwood Road, Pittsburgh, PA 15235. Deed Book 12354, Page 285. Block and Lot Number 231-C-347.

- 43. Blue Dog Enterprises Inc.**

GD-22-005961—\$18,811.38
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 223 Austin St., Pittsburgh, PA 15235. Deed Book 17697, Page 230. Block and Lot Number 634-S-126.

- 60. Cynthia A. Ames and Eric H. Ames**

MG-19-000397—\$85,147.65
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 172 Colonial Village Drive, Pittsburgh, PA 15235. Document Number 39874, Deed Book Volume 17887, Page 543. Block and Lot Number 0634-R-00249-0000-00.

- 62. Jeremy S. Bechtold and Susan L. Bechtold**

MG-22-000420—\$62,684.33
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 821 4th Street, Verona, PA 15147. Deed Book Volume 11586, Page 206. Block and Lot Number 0364-H-00018-0000-00.

- 63. Ronald B. Diggs and the United States of America**

GD-22-004167—\$34,551.55
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 8003 Lincoln Road, Verona, PA 15147. Deed Book 12492, Page 68. Block and Lot Number 229-L-262.

- 84. Robert F. Williams and Yvonne Williams**

GD-21-012423—\$88,664.82
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills, formerly the Township of Penn Hills: Having currently erected thereon a single family dwelling being known as 423 Wilson Drive, Pittsburgh, PA 15235. Deed Book 12476, Page 57. Block and Lot 0368-F-00367-0000-00.

Robinson

- 47. Tanya L. Walters and Mark A. Walters**

GD-14-019865—\$8,615.67
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a two-story dwelling, known as 354 Coraopolis Road, Coraopolis, PA 15108. Deed Book 9743, Page 115. Block and Lot Number 211-P-194.

- 80. Global Universal License & Finance, Inc. and Richard Dunn**

GD-16-012411—\$143,377.36
John Linkosky, Esq.
Sara Linkosky, Esq.
412-278-1280

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: All That Certain lot of piece of ground situate in Robinson Township, Allegheny County and Commonwealth of Pennsylvania, having thereon vacant land known as Campbells Run Road, Carnegie, PA 15106, as set forth in Deed Book Volume 15392, Page 333. Lot and Block 0149-L-00061-00.

Ross

- 22. Michael White, as Believed Heir of the Estate of Barbara White; Unknown Heirs of the Estate of Barbara White (if any); Unknown Administrators of the Estate of Barbara White (if any)**

GD-22-004355—\$81,702.51
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 6 Norbert Street, Pittsburgh, PA 15202. Document Number 14415, Deed Book Volume 9480, Page 212. Block and Lot Number 0161-E-00106-0000-00.

- 25. The Unknown Heirs of William H. Lager, Deceased**

GD-22-002975—\$10,897.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon vacant residential land known as McKnight Road, Pittsburgh, PA 15237. Deed Book Volume 12234, Page 214. Block & Lot No. 352-L-6.

- 26. Perspective Edgewood Properties LP**

GD-09-005864—\$10,487.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon vacant residential land known as Main Boulevard, Pittsburgh, PA 15237. Deed Book Volume 10337, Page 512, Block & Lot 516-A-200.

- 69. Benito Rojas and Angelica Maria Rojas**

MG-22-000256—\$26,382.24
The Law Office of Gregory Javardian, LLC
215-942-9690

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

Scott

- 82. Stacy Scott Frederick a/k/a Stacy Scott and Lynn Frederick**

MG-18-000133—\$99,568.09
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 941 Lindsay Road, Carnegie, PA 15106. Deed Book Volume 10380, Page 138. Block and Lot 0100-P-00010-0000-00.

Shaler

- 16. Brenda Gebert**

GD-22-000973—\$76,160.14
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 534 Clifton Avenue, Glenshaw, Pennsylvania 15116-2404, Deed Book Volume 11854, Page 568, Block and Lot 355-M-47.

- 32. Antonio Gullo and the United States of America**

GD-22-000800—\$40,837.42
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 1916 Allison Drive, Glenshaw, Pennsylvania 15116, Deed Book Volume 13083, Page 304, Block and Lot 434-N-65.

South Fayette

- 68. Christopher Joseph Damico and Angel N. Damico a/k/a Angel N. D'Amico**

MG-19-001185—\$366,699.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1363 Sandstone Drive, McDonald, PA 15057. Deed Book 17056, Page 211. Block and Lot Number 489-A-11.

Springdale

- 17. Arnold Lynn McClaine**

GD-20-008728—\$33,056.02
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 1041 Pittsburgh Street, Springdale, PA 15144. Deed Book 14816, Page 589. Block and Lot Number 732-R-032.

Springdale Township

- 52. Danae Baur**

MG-17-001276—\$162,606.63
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Having erected thereon a dwelling being known and numbered as 749 Parkview Drive, Harwick, PA 15049. Deed Book Volume 12584, Page 313, Instrument 05-30756. Block and Lot Number 530-C-210.

Swissvale

- 8. Brittany D. Gaither**

GD-22-000209—\$4,535.30
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 1907 Lafayette Street, Pittsburgh, PA 15218. Deed Book 15935, Page 115. Block and Lot Number 178-F-044.

- 49. Brian Marshall and Vicky Ann Marshall a/k/a Vickie Ann Marshall**

GD-21-013171—\$52,105.43
Kia N. House, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a residential dwelling being known and numbered as 7727 Saint Lawrence Avenue, Pittsburgh, PA 15218. Deed Book Volume 10548, Page 245. Block and Lot Number 235-A-120.

- 91. The Unknown Heirs of Peter Perri a/k/a Pietro Perri, Deceased**

GD-22-002790—\$10,681.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel #1: Being thereon vacant residential land known as Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 7365, Page 621. Block & Lot No. 235-E-250.

Parcel #2: Being thereon a two story frame house known as 2321 Buena Vista Street, Pittsburgh, PA 15218. Deed Book Volume 7365, Page 530. Block & Lot No. 235-E-252.

Tarentum

- 3. Melissa A. Laughery and David J. Laughery**

MG-20-000074—\$30,013.68
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 229 West 10th Avenue, Tarentum, PA 15084. Deed Book 9551, Page 540. Block and Lot Number 1223-J-121.

Turtle Creek

- 83. Kellie L. Whisner and Vaughn B. Whisner**

MG-22-000225—\$53,138.20
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Turtle Creek: Having currently erected thereon a single family dwelling being known as 1638 Cedar Avenue, Turtle Creek, PA 15145. Deed Book 10439, Page 563, Block and Lot 0544-E-00169-0000-00.

90. Omar Henderson

GD-22-004615—\$17,908.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a one story frame house being known as 242 Seneca Street, Turtle Creek, PA 15145. Deed Book Volume 18750, Page 383. Block & Lot No. 455-J-35.

Verona**7. Samuel Glover, Jr., in his capacity as Administrator of the Estate of Samuel E. Glover, deceased and Sarah M. Golem in her capacity as Heir of Samuel E. Glover, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Samuel E. Glover, deceased**

MG-19-000661—\$60,943.83
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Verona: Having erected thereon a dwelling being known and numbered as 606 South Avenue, Verona, PA 15147. Deed Book Volume 6907, Page 131. Block and Lot Number 364-M-122.

West Homestead**27. Me Lyng Restaurant Inc.**

GD-21-013403—\$14,573.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a one story commercial building being known as 213 West 8th Avenue, Homestead, PA 15120. Deed Book Volume 13572, Page 225. Block & Lot No. 130-N-88.

West Mifflin**5. Anthony J. Molinari and Mireille Molinari**

GD-20-008893—\$15,874.77
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story colonial style masonry frame dwelling known and numbered as 428 Dennison Drive, West Mifflin, Pennsylvania 15122. Deed Book Volume 6030, Page 957, Block and Lot Number 386-M-10.

58. Marlene Cummings

GD-22-007795—\$92,729.30
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 615 Delwar Road, Pittsburgh, PA 15236 a/k/a 615 Delwar Road, West Mifflin, PA 15236. Document Number 166146, Deed Book Volume 10903, Page 324. Block and Lot Number 0313-M-00015-0000-00.

77. John G. Green, III

MG-22-000133—\$18,740.05
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having Erected Thereon a Dwelling Being Known and Numbered as 3507 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 12969, Page 522. Block And Lot Number 0237-K-00262-0000-00.

Wilkins**21. Michael J. Pushinsky and Deborah J. Pushinsky**

GD-10-009965—\$142,320.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one story commercial garage being known as 491 Brown Avenue, Turtle Creek, PA 15145. Deed Book Volume 11400, Page 265, Block & Lot 455-A-270.

Wilkinsburg**13. Victor A. Akitoye a/k/a Adesegun V. Akitoye**

GD-22-003875—\$35,507.16
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a rowhouse dwelling being known and numbered as 1368 Laketon Road, Pittsburgh, PA 15221. Deed Book 10036, Page 453. Block and Lot Number 232-L-228.

14. Linda C. Grant-Parrish

GD-21-010980—\$31,645.12
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 1121 Montier Street, Pittsburgh, PA 15221. Deed Book 10696, Page 360. Block and Lot Number 233-B-68.

41. Shay Nazar

GD-21-013579—\$12,612.09
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon one-half of a duplex dwelling being known and numbered as 1030 Montier Street, Pittsburgh, PA 15221. Deed Book 17112, Page 576. Block and Lot Number 233-8-174.

44. Cinda L. Sauers

GD-21-015433—\$10,604.49
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 851 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 5866, Page 399. Block and Lot Number 233-E-264.

64. Ira Taylor and the United States of America

GD-22-002941—\$17,795.60
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 2002 Kendon Drive E, Pittsburgh, PA 15221. Deed Book 10356, Page 272. Block and Lot Number 296-K-62.

65. Any/All Known and Unknown Heirs, Executors, and Devises to the Estate of Cecil Cooper, Jr. and Any/All Known and Unknown Heirs, Executors, and Devises to the Estate of Christopher Cooper and Any/All Known and Unknown Heirs, Executors, and Devises to the Estate of Antoinette Cooper

MG-21-000088—\$96,350.03
Stern & Eisenberg, PC
215-572-8111

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

Wilksburg: Having erected thereon a dwelling being known and numbered as 2808 Graham Boulevard, Pittsburgh, PA 15235. Deed Book Volume 9463, Page 298. Block and Lot Number 296-F-32.

Pittsburgh—6th Ward**55. Ron E. Jacobs**

MG-22-000448—\$179,000.10
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 6th Ward: Having erected thereon a dwelling being known and numbered as 3936 Penn Ave., Pittsburgh, PA 15224. DBV 15911, PG 167, Block & Lot No. 49-P-21.

Pittsburgh—10th Ward**57. Richard Nitkiewicz a/k/a Richard M. Nitkiewicz**

MG-22-000192—\$53,447.78
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1219 Duffield Street, Pittsburgh, PA 15206. Document Number 2011-31168, Deed Book Volume 14770, Page 216. Block and Lot Number 0082-A-00055-0000-00.

Pittsburgh—21st Ward**88. Michael K. Good, and Sherri R. Hunter-Good and Sheree B. Good and Sherri R. Good**

MG-22-000425—\$35,123.33
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the 21st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1415 Columbus Avenue, Pittsburgh, PA 15233, by deed dated June 21, 2021, and recorded on June 23, 2021, in Department of Real Estate of Allegheny County at Deed Book Volume 18486, Page 388, At Instrument No.: 2021-19934. Block 22-K, Lot 8.

Pittsburgh—22nd Ward**35. J&Z Rentals, LLC**

GD-22-006962—\$116,593.67
James T. Shoemaker, Esq.
570-287-3000 x1126

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty Second Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 111 Hemlock Street, Pittsburgh, PA 15212. Deed Book 17754, Page 203. Block and Lot Number 23-L-202.

Pittsburgh—26th Ward**48. John D. Stahl**

MG-15-000198—\$87,953.20
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1 Santiago Street, Pittsburgh, PA 15214. Deed Book Volume 14940, Page 381. Block and Lot Number 162-S-52.

Pittsburgh—27th Ward**61. Lavonne L. Pitts-Harding**

MG-22-000240—\$179,109.96
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Having erected thereon a dwelling being known and numbered as 4001 Brighton Road, Pittsburgh, PA 15212. Document Number 2017-28542, Deed Book Volume DE16941, Page 120. Block and Lot Number 0114-F-00069-0000-00.

Pittsburgh—31st Ward**72. Helen A. Vertullo**

GD-22-002883—\$69,775.97
James McNally, Esq.
412-434-5530

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward, City of Pittsburgh: Having erected thereon a two story dwelling being known and numbered as 5723 Lauder Street, Pittsburgh, PA 15207. Deed Book Volume 10387, Page 490. Block and Lot Number 184-N-210.

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

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www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Oct 6, 2022

Oct 14, 21, 28, 2022

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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:

Amaditz, Ruth Reitmeyer a/k/a Ruth L. Reitmeyer, deceased, of Bethel Park, PA. No. 05575 of 2022. Nancy DeCarpio, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

22-04260 Oct 14, 21, 28, 2022

Caudill, William F., deceased, of Liberty Borough, PA. No. 05887 of 2022. Bryan J. Caudill, Admr., 981 Rebecca Street, North Huntingdon, PA 15642 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.

22-04264 Oct 14, 21, 28, 2022

Colosimo, Margaret K., deceased, of Penn Hills, PA. No. 06332 of 2022. Rebecca Colosimo-Zimmerman, Admr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.

22-04262 Oct 14, 21, 28, 2022

Dschuhan, Mary Kay, deceased, of Leetsdale Borough, PA. No. 06412 of 2022. William T. Bohatch, Admr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

22-04265 Oct 14, 21, 28, 2022

Graf, Sara C., deceased, of Whitehall, PA. No. 05894 of 2022. Gary E. Graf, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

22-04276 Oct 14, 21, 28, 2022

Kamins, Lorraine, deceased, of Squirrel Hill, PA. No. 06381 of 2022. Alyssa D. Dervin, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Ave., Pittsburgh, PA 15219.

22-04275 Oct 14, 21, 28, 2022

Kautz, Scott Jerome a/k/a Scott J. Kautz, deceased, of Brentwood, PA. No. 06068 of 2022. Susan M. Smith, Admr., 20 Ritenour Ridge, Champion, PA 15622 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

22-01759w Oct 14, 21, 28, 2022

Li, Ching-Chung, deceased, of Churchill, PA. No. 06014 of 2022. Vincent Wei-Tsin Li, Co-Extr., 57 Fairview Street, Holliston, MA 07146 and William Wei-Lin Li, Co-Extr., 63 Fairview Street, Holliston, MA 07146 or to Wesley Yang, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

22-04263 Oct 14, 21, 28, 2022

Pisarek, Mary H., deceased, of Monroeville, PA. No. 06125 of 2022. Jacqueline A. Miller, Extr., 222 Timber Drive, Trafford, PA 15085 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

22-04261 Oct 14, 21, 28, 2022

Prakop, Richard, deceased, of Duquesne, PA. No. 6595 of 2022. Rita M. Babyak, Extr., 22 Fairview Road, Pittsburgh, PA 15221 or to Michael G. Mellett, Esq., 501 Kerrwood Rd., Pittsburgh, PA 15215.

22-01758w Oct 14, 21, 28, 2022

Santora, Mary Elaine, deceased, of McCandless Township, PA. No. 06071 of 2022. Victoria L. Entwistle, Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143.

22-04273 Oct 14, 21, 28, 2022

Schwartz, Paul C., deceased, of Bethel Park, PA. No. 06417 of 2022. Darleen A. Schwartz, Extr., c/o John Paul Spina, Esq., Spina Law Associates, PC, 1002 Fifth Ave., 2nd Fl., Pittsburgh, PA 15219.

22-04274 Oct 14, 21, 28, 2022

Speicher, Edwin W., deceased, of McCandless Twp., PA. No. 05223 of 2022. Laurie M. Barcaskey, Extr., 1153 Southvale Road, Pittsburgh, PA 15237 or to Bradley J. Franc, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

22-04272 Oct 14, 21, 28, 2022

Ault, Teddy James, deceased, of Pittsburgh, PA. No. 06082 of 2022. Tanya E. Szuch, Admr., 2100 Pioneer Avenue, Pittsburgh, PA 15226 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

22-01719w Oct 7, 14, 21, 2022

Baker, Lori Deneen - Late of McKeesport Borough, Allegheny County, PA. D.O.D. 12/25/20. Will #022205620. Lori Williams, Administratrix, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen L. Behrens, Atty., Dilworth Paxson, LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

22-04202 Oct 7, 14, 21, 2022

Berkowitz, David M. a/k/a David Martin Berkowitz, deceased, of Forest Hills, PA. No. 06408 of 2022. Diane S. Berkowitz, Admr. c.t.a., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

22-01725w Oct 7, 14, 21, 2022

Bordone, Judith A., deceased, of Pittsburgh, PA. No. 06333 of 2022. James Bordone, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

22-01720w Oct 7, 14, 21, 2022

Ciganeck, Genevieve A., deceased, of Pittsburgh, PA. No. 05638 of 2022. Geraldine M. Rattay, Extr., 100 Cerasi Drive, Apt. 216, West Mifflin, PA 15122 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

22-04197 Oct 7, 14, 21, 2022

Cornelius, Mary Louise, deceased, of Monroeville, PA. No. 05350 of 2022. Joseph R. Cornelius, Jr., Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.

22-04195 Oct 7, 14, 21, 2022

Kinghorn, Lamar a/k/a Willard Lamar Kinghorn a/k/a W. Lamar Kinghorn a/k/a Willard L. Kinghorn, deceased, of Churchill Borough, PA. No. 06278 of 2022. Jean C. Lambert, Extr., 288 Ridge Road, Cambridge, Ontario N3E0B9, Canada or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

22-04196 Oct 7, 14, 21, 2022

Long, Bryan A., deceased, of Pittsburgh, PA. No. 05739 of 2022. Veryl D. Long, Jr., Admr., 4063 Miller Street, Pittsburgh, PA 15221.

22-04198 Oct 7, 14, 21, 2022

McAdams, James F. a/k/a James Francis McAdams, deceased, of North Versailles, PA. No. 06081 of 2022. Martin McAdams, Extr., 11801 Guffey-Rillton Road, North Huntingdon, PA 15642 or to April M. Schachtner, Esq., Myers Duffy Dansak & Clegg LLC, 226 Main Street, Suite 1, Irwin, PA 15642.

22-04194 Oct 7, 14, 21, 2022

Miller, Andrew Justin, deceased, of Pittsburgh, PA. No. 05425 of 2022. Megan Cuthbertson, Admr., 3325 Old Oakdale Rd., McDonald, PA 15057 or to Kyle Steenland, Esq., 680 Andersen Drive, Suite 230, Pittsburgh, PA 15220.

22-01723w Oct 7, 14, 21, 2022

Molinario, Jr., Armelindo R., deceased, of Pittsburgh, PA. No. 04079 of 2022. Marc Molinario, Extr., 3009 Warwick Dr., North Huntingdon, PA 15642.

22-01726w Oct 7, 14, 21, 2022

Muha, Donna E., deceased, of Kennedy Township, PA. No. 06058 of 2022. Robert A. Muha, Jr., Admr. c.t.a. and Atty., 111 Julianna Drive, Coraopolis, PA 15108.

22-01722w Oct 7, 14, 21, 2022

Schachter, Jonathan L. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 7/25/22. Will #022205680. Ezra David Schachter, Executor, 1528 Walnut St.,

Ste. 1507, Phila., PA 19102; David Schachter, Atty., 1528 Walnut St., Ste. 1507, Phila., PA 19102.

22-04203 Oct 7, 14, 21, 2022

Scott, Alvin V., deceased, of Mt. Lebanon, PA. No. 06374 of 2022. Elinor Bayer, Extr., c/o Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

22-01721w Oct 7, 14, 21, 2022

Thomas, Elizabeth A., deceased, of Baldwin Township, PA. No. 06207 of 2022. Deborah A. Larocca, Extr., 607 Donaldson Drive, Pittsburgh, PA 15226 or to Kate E. McCarthy, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

22-04192 Oct 7, 14, 21, 2022

Urbanek, Jr., Richard B., deceased, of Penn Hills, PA. No. 06336 of 2022. Ronald D. Urbanek, Extr., 1741 Kirk Drive, Verona, PA 15147 or to Michael J. Girardi, Esq., Law Office of Michael J. Girardi, 2773 Leechburg Road, Lower Burrell, PA 15068.

22-01724w Oct 7, 14, 21, 2022

Walsh, Dennis Patrick (a/k/a Dennis P. Walsh) - Late of Imperial Twp., Allegheny County, PA. D.O.D. 1/11/19. Will #022205336. Teresa L. Walsh, Executrix, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen



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L. Behrens, Atty., Dilworth Paxson, LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

22-04204 Oct 7, 14, 21, 2022

Berkman, Ronald O. a/k/a Ronald Berkman, deceased, of Pittsburgh, PA. No. 06030 of 2022. Carol P. Berkman, Extr., 220 N. Dithridge Street, Apt. #1000, Pittsburgh, PA 15213 or to David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.

22-01682w Sep 30; Oct 7, 14, 2022

Clark, John R. a/k/a John Robert Clark, deceased, of Pittsburgh, PA. No. 05700 of 2022. James E. Clark, Extr., 224 Alma St., Pittsburgh, PA 15223 or to Samuel F. Zets, Esq., One Oxford Centre, 301 Grant St., Ste. 830, Pittsburgh, PA 15219.

22-04053 Sep 30; Oct 7, 14, 2022

Dietrich, Jr., Robert J. a/k/a Robert Dietrich, deceased, of Kennedy Township, PA. No. 05582 of 2022. Martha A. Dietrich, Extr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

22-04052 Sep 30; Oct 7, 14, 2022

Giuffre, Scott J., deceased, of South Park, PA. No. 06276 of 2022. Zachary Adam Zimmer, Admr., 604 Berrington Court, Bethel Park, PA 15102.

22-01681w Sep 30; Oct 7, 14, 2022

Greb, Beverly J., deceased, of Wexford, PA. No. 05954 of 2022. Steven D. Greb, Extr., 104 Shallowford Way, Seneca, SC 29672 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.

22-01686w Sep 30; Oct 7, 14, 2022

Grupe, Ann S., deceased, of Pittsburgh, PA. No. 06290 of 2022. Alan M. Grupe, Co-Extr., 119 Marie Drive, Pittsburgh, PA 15237 and Amy Elizabeth Grupe, Co-Extr., 18 Killini, Laguna Niguel, CA 92677 or to David Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.

22-01687w Sep 30; Oct 7, 14, 2022

Kish, Carolyn B., deceased, of West Deer Twp, PA. No. 01008 of 2022. Patricia Kish, Extr., 4579 Bakerstown Culmerville Road, Gibsonia, PA 15044 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

22-01680w Sep 30; Oct 7, 14, 2022

Numer, Jr., William Penman, deceased, of Pittsburgh, PA. No. 6287 of 2022. Colleen Cole, Admr., 152 Greenlea Drive, Moon Township, PA 15108 or to Sean J. Carmody, Esquire, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

22-01683w Sep 30; Oct 7, 14, 2022

Rossey, Harold, deceased, of Pittsburgh, PA. No. 2159 of 2022. Kenneth W. Rossey,

Admr., 179 Linden Rd., Canonsburg, PA 15317 or to Michael J. Murphy, Esq., 3500 Main St., Munhall, PA 15120.

22-04051 Sep 30; Oct 7, 14, 2022

Violante, Andrew, deceased, of McKees Rocks, PA. No. 4316 of 2020. Katie Lynn Planz, Admr., 1910 State Avenue, Coraopolis, PA 15108 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

22-01685w Sep 30; Oct 7, 14, 2022

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on September 29, 2022, with respect to a proposed nonprofit corporation, Steel City Squash Support Corporation, which has been incorporated under the Nonprofit Corporation Law of 1988.

22-04293 Oct 14, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-10744. In re: Petition of Ryan Thomas McHugh a/k/a Ryan T. McHugh a/k/a Ryan McHugh a/k/a Ryan Thomas Beermann a/k/a Ryan T. Beermann a/k/a Ryan Beermann, for change of name to Ryan Thomas Beermann. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 16, 2022, 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. Tara L. Hutchinson, Pittsburgh Family Law Services, P.C., 2429 East Carson Street, Pittsburgh, PA 15203, Ph: 412-371-4500, Attorney for Petitioner.

22-01754w Oct 14, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-011770. In re: Petition of Bethany Gary, parent(s) and Legal guardian(s) of Tah'Liyah Latoy Hancock for change of name to Tah'Liyah Latoy Gary. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, November 22, 2022, 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.

22-01760w Oct 14, 2022

Voluntary Dissolution Business Corporation

Diana C. Bruce, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222. Notice is hereby given by Betsy Ann Chocolates Franchising Corporation, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

22-04193 Oct 7, 14, 2022

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Capital One Bank (USA) N.A. vs Andereg; AR-22-000011; P-atty: Michael F. Ratchford; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,766.45. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754

Crown Asset Management LLC vs Muse; AR-22-001178; P-atty: Sean P. Stevens; D-atty: Pro Se; Award for Defendant and against the Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39753

Lynch Jr. vs Lexi's Auto Sales & Service; AR-22-001443; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$4,600.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754

Beck vs Reynolds, et al; AR-22-001445; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$1,513.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754A

Leverich, et al vs Morandini; AR-22-001501; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff s and against Defendant in the amount of \$1,820.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754

Bank of America N.A. vs Gore; AR-22-001604; P-atty: Ashley Ann Palaia; D-atty: Shane L. Weaver; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754A

Goldman Sachs Bank USA vs Kasky; AR-22-001610; P-atty: Daniel Santucci; D-atty: Justin T. Papciak; Award Ex Parte Plaintiffs are awarded the sum of \$19,770.74. The Defendant did not appear 10:00 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39753

Capital One Bank USA N.A. vs Miller; AR-19-005526; P-atty: Robert L. Baroska, III; D-atty: Travis A. Gordon; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754A

Dufort vs Vith; AR-20-005035; P-atty: Michael J. Laffey; Award for Plaintiff and against both Defendants in the amount of \$15,000.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39754A

Griffin vs Sherman; AR-22-001617; P-atty: Richard A. Marhefka; D-atty: Douglas J. Keil; Award for Plaintiff and against Defendant in the amount of \$15,000.00. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39753

American Express National Bank vs Larue; AR-22-001629; P-atty: Daniel Santucci; Award Ex Parte Plaintiffs are awarded the sum of \$14,028.23. The Defendant did not appear 10:00 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/07/22. Arbitration Board #39753

THE ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS AND PA APPELLATE COURTS

In accordance with the By-Laws of the Bar Association Article 14 – Committee on Judiciary – and the “Guidelines, Rules and Procedures” of the Committee, notice is hereby given that:

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on the following dates at the ACBA Headquarters, 4th Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

- | | |
|---------------------------|----------------------------|
| Tuesday, October 4, 2022 | Tuesday, December 20, 2022 |
| Tuesday, October 25, 2022 | Tuesday, January 10, 2023 |
| Tuesday, November 8, 2022 | Tuesday, January 24, 2023 |
| Tuesday, December 6, 2022 | |

Candidates that are requesting an interview must submit an application that is available online at www.ACBA.org. Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit www.ACBA.org/Judiciary-Committee or visit the home page of the ACBA website (www.ACBA.org). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director by phone at 412-402-6601 or by email at dblaner@acba.org.

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

Deadline for submitting an application to the Judiciary Committee is 2 weeks prior to the listed meetings dates. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.

Visit us today at ACBA.org.