

**CR-0000778-23;** Romel Martin; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0004486-22;** Von Eric McMillan; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

**CR-0000959-23;** Carl Murphy-Henderson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

**CR-0001837-23;** Marvin Rayon Nelson; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Heath Edward Leff**

**CR-0001368-22;** Isaiah Scott; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

**Judge Randal B. Todd**  
**Courtroom 310**

**CR-0001863-23;** Daronte Anthony Brown; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0006304-21;** Keenan Lanail Brown; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Jacob Eichinger**

**CR-0006780-22;** Glenn Dees; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**CR-0007347-22;** Gregory Evans Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney Blaine Jones II**

**CR-0002526-23;** Bruce Harvard; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0002583-23;** Bruce Harvard; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**CR-0002346-23;** Jermaud Hubbard; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0008372-22;** Bryant Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

**CR-0008373-22;** Bryant Jackson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Oliver Stiffler**

**CR-0007045-22;** Julian Reese-Krasausky; Assault of Law Enforcement Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0008435-22;** Katori Tansil; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Yemi Tama-Re Olaiya**

**CR-0007074-21;** Terrell Lafonn Taylor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

**CR-0002464-23;** Robert Alexander Thornhill; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

## Summary Appeals Branch

**Judge Alexander P. Bicket**  
**City-County Building**  
**Room 821**

**Wednesday**  
**July 19, 2023**

### Hearings

**SA-0001122-22;** Comm. of PA vs Vincent James Benson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000276-23;** Comm. of PA vs Blair Auto Sales; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000141-23;** Comm. of PA vs Heather Lynn Boyda; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000142-23;** Comm. of PA vs Heather Lynn Boyda; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000629-23;** Comm. of PA vs Alexander Carricato; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000261-23;** Comm. of PA vs Tyler Dorn; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001458-22;** Comm. of PA vs Mohamed Eldalil; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000119-23;** Comm. of PA vs Melissa Nichole Golling; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000599-23;** Comm. of PA vs Jamar Lee Harrison; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000553-23;** Comm. of PA vs Chimere Hoy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000570-23;** Comm. of PA vs Avery Hsu; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000616-23;** Comm. of PA vs Avery Hsu; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000602-23;** Comm. of PA vs Mark Anthony Johnson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000115-23;** Comm. of PA vs Demetrius T. Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000630-23;** Comm. of PA vs John Joseph; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000596-23;** Comm. of PA vs Palmer's Pizza; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000627-23;** Comm. of PA vs Luis E. Pineda Contreras; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000552-23;** Comm. of PA vs Isaiah Runion; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0001370-22;** Comm. of PA vs Frank Sabolcik; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000554-23;** Comm. of PA vs Anthony W. Short; P-atty: **Criminal Division Allegheny County District Attorney's Office**

**SA-0000601-23;** Comm. of PA vs Michael David Stoddard; P-atty: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

## 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, August 7, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

### CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, AUGUST 7, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, AUGUST 8, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, AUGUST 14, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

### Article XII Sheriff's Sales

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

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

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

*All calls are confidential.*

See [ACBA.org/OfficerAssignments](http://ACBA.org/OfficerAssignments) for details.

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."

### Aleppo

14. Jason Thomas Moore a/k/a Jason T. Moore and Robyn Moore  
MG-16-000569—\$150,497.51  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA 15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

### Baldwin Borough

128. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John G. Kessler, deceased, Ashley L. Fuccaro, known Heir of John G. Kessler, deceased

MG-22-000336—\$114,515.28  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3229 Circle Drive, Pittsburgh, PA 15227. Deed Book Volume 14533, Page 449, Block and Lot 0136-E-00074-0000-00.

### Bellevue

32. Thomas J. Mortimer, Heir of Evon J. Mortimer and Lois J. Mortimer, Deceased  
GD-22-008583—\$26,886.16  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a one and one-half story frame house being known as 43 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume 9236, Page 505, Block and Lot 215-K-253.

97. Marybeth Tresize in Her Capacity as Heir of Robert Tresize, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Robert Tresize, Deceased  
MG-22-000116—\$63,322.61  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 40 Greenough Avenue, Pittsburgh, PA 15202-4010. Deed Book Volume 12742, Page 390. Block and Lot Number 0113-M-00344-0000-00.

### Ben Avon

1. Michael C. Konieczki  
MG-23-000110—\$263,720.05  
Nicholas J. Raker, Esq.  
914-219-5787

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Ben Avon: Having erected thereon a residential dwelling being known and numbered as 328 Breeding Avenue, Pittsburgh, PA 15202. Deed Book 18228, Page 274. Block and Lot No. 214-A-219.

82. Georgeann O'Neil a/k/a Georgeann Taylor O'Neil f/k/a Georgeann Taylor  
MG-22-000728—\$72,900.24  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Ben Avon: Having erected thereon a dwelling being known and numbered as 228 Sylvan Walk Pittsburgh, PA 15202. Deed Book Volume 8416, Page 480. Block and Lot 0214-K-00225-0000-00.

### Bethel Park

5. Jeffry Kurz Nowe, Jr.  
GD-22-010025—\$7,462.02  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 2107 Superior Street, Bethel Park, PA 15102. Deed Book 16024, Page 233. Block and Lot Number 317-N-118.

9. Maureen Zeher a/k/a Maureen C. Zeher and Paul Zeher a/k/a Paul S. Zeher  
MG-23-000051—\$280,008.73  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family

residential dwelling being known and numbered as 2899 O'Neill Drive, Bethel Park, PA 15102. Deed Book Volume 10832, Page 140. Block and Lot Number 567-L-315.

40. Patrick T. McGuire, Trustee of the Justine McGuire Trust  
GD-22-012358—\$2,994.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house being known as 2670 Broad Street, Bethel Park, PA 15102. Deed Book Volume 14939, Page 64, Block & Lot 476-C-23.

48. James S. Parsons, With Notice to Heirs and Assigns & William C. Parsons, With Notice to Heirs and Assigns & James S. Parsons, Jr., With Notice to Heirs and Assigns & James S. Parsons and Sons, a Co-Partnership  
GD-22-010223—\$8,979.26  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant land known as Wilamit Drive, Bethel Park, PA 15102. Deed Book Volume 3256, Page 403 and Deed Book Volume 3790, Page 296. Block & Lot No. 567-N-100.

50. Edith A. Parry  
GD-22-013287—\$2,426.53  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house being known as 5591 Clarene Drive, Bethel Park, PA 15102. Deed Book Volume 11856, Page 282, Block & Lot 567-P-246.

### Brackenridge

84. Joshua Stockdill  
MG-20-000278—\$53,118.62  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 940 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 15504, Page 467. Block and Lot 1367-P-00056-0000-00.

### Brentwood

94. Kimberly E. Perrotti and Stephen C. Perrotti  
MG-23-000042—\$84,524.76  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3005 Brentwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 11688, Page 207. Block and Lot Number 0137-C-00191-0000-00.

116. April Donovan, as heir to Edward Puskar, deceased, Jonathan Puskar, as heir to Edward Puskar, deceased and the Unknown Heirs of Edward Puskar, deceased  
GD-22-008742—\$89,934.15  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Brentwood Borough: Having erected thereon a dwelling being known and numbered as 3032 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume 13609, Page 395. Block and Lot Number 094-S-004.

### Bridgeville

87. Lauren K. Arnold  
GD-21-012866—\$8,248.38  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 1066 Lafayette Street, Bridgeville, PA 15017. Deed Book Volume 16065, Page 376. Block & Lot No. 322-G-141.

### Carnegie

118. Boboy C. Cabili and Lorna M. Cabili  
MG-19-000405—\$71,887.41  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Parcel 1: Having erected thereon a dwelling being known and numbered as 602 7th Avenue, Carnegie, PA 15106. Deed Book Volume 12757, Page 57. Block and Lot Number 103-N-092.

Parcel 2: Being vacant land being known and numbered as 602 7th Avenue, Carnegie, PA 15106. Deed Book Volume 12757, Page 57. Block and Lot Number 103-N-094.

### City of Clairton

92. Brian Koontz a/k/a Brian T. Koontz  
MG-22-001045—\$22,897.25  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Clairton, 1st Ward: Having erected thereon a dwelling known and numbered as 408 Mendelssohn Avenue, Clairton, PA 15025. DBV 9858, Page 523. B/L# 764-G-162.

### Dormont

42. Laura A. Linski  
GD-19-003659—\$2,629.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 2735 Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book Volume 9263, Page 29. Block & Lot No. 63-G-272.

58. Edward T. Albert, II and Nicole T. Albert  
GD-17-002463—\$5,257.11  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story two family brick house being known as 1605 Memorial Drive, Pittsburgh, PA 15216. Deed Book Volume 11727, Page 317. Block & Lot No. 98-B-126.

### East McKeesport

17. The Unknown Heirs of Christine Giesy Deceased, and Jeffrey Goggin Solely in His Capacity as Heir of Christine Giesy, Deceased  
MG-22-000118—\$26,102.77  
KML Law Group, P.C.  
215-727-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 913 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 10590, Page 324. Block and Lot Number 547-C-274.

**Edgewood**

**100. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC, Sarver Realty Regent Square, LLC**  
GD-22-015529—\$4,468,213.84  
Joseph A. Fidler, Esq.  
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a commercial building being known and numbered as 1133-1143 South Braddock Avenue, Pittsburgh, PA 15218. Deed Book Volume 17413, Page 118, Block and Lot Number 177-B-112.

**113. Roger Dale Anderson a/k/a Roger Anderson and the United States of America**  
MG-22-000862—\$374,075.19  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 215 Race Street, Pittsburgh, PA 15218. Deed Book Volume 7455, Page 30. Block and Lot 0177-C-00161-0000-00.

**Elizabeth Township**

**4. Amber J. Kolodziej**  
GD-22-015449—\$12,497.73  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 637 Fallen Timber Rd., Elizabeth, PA 15037. Deed Book 15219, Page 211. Block and Lot Number 1269-D-15.

**20. Edna Susan Gedekoh**  
GD-22-015451—\$10,216.20  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 5806 Pitt St., McKeesport, PA 15135. Deed Book 17027, Page 358. Block and Lot Number 760-8-44.

**51. The Unknown Heirs of Emilie Pauline Schulz, Deceased**  
GD-23-001912—\$4,647.97  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being thereon vacant residential land known as Underwood Avenue, Elizabeth, PA 15037. Deed Book Volume 899, Page 260. Block & Lot No. 1132-K-282.

**71. Carrie Krupa, known Heir of Paul V. Lukart, deceased, John Lukart, known Heir of Paul V. Lukart, deceased, Paul Sean Lukart, known Heir of Paul V. Lukart, deceased, Lianna Lukart, known Heir of Paul V. Lukart, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paul V. Lukart, deceased**  
MG-22-000359—\$57,872.61  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1000 Clydesdale Avenue, McKeesport, PA 15135. Deed Book Volume 8834, Page 495, Block and Lot 0652-H-00303-0000-00.

**Fawn**

**47. Amy M. Hall**  
GD-20-002282—\$4,475.55  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story split level brick house being known as 252 Memory Lane, Tarentum, PA 15084. Deed Book Volume 17635, Page 324. Block & Lot No. 1517-A-376.

**57. Anita F. Blainer and Gary W. Blainer**  
GD-17-007798—\$2,723.88  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a one story brick house being known as 2792 Bull Creek Road, Tarentum, PA 15084. Deed Book Volume 15275, Page 187. Block & Lot No. 1676-N-112.

**Findlay**

**133. Scott Wharton a/k/a Scott B. Wharton, Sr., solely in his capacity as Executor of the Estate of George F. Wharton a/k/a George F. Wharton, Sr., a/k/a George Frederick Wharton, Sr., Deceased**  
MG-13-000748—\$100,464.77  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Findlay: Having erected thereon a dwelling being known and numbered as 8 Peppertree Drive, Coraopolis, PA 15108. Deed Book Volume 11830, Page 001. Block and Lot Number 592-K-20.

**Forest Hills**

**43. Nadine C. Lesko**  
GD-22-005648—\$9,737.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Parcel #1: Having erected thereon a two story masonry frame house being known as 519 Windsor Avenue, Pittsburgh, PA 15221. Deed Book Volume 15487, Page 163. Block & Lot No. 373-F-113.

Parcel #2: Being thereon vacant residential land known as Windsor Avenue, Pittsburgh, PA 15221. Deed Book Volume 15487, Page 163. Block & Lot No. 373-F-114.

**53. Marilyn A. O'Connor, with Notice to Heirs and Assigns and the United States of America**  
GD-19-013323—\$19,976.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a one and a half story brick house being known as 4 Hillcrest Road, Pittsburgh, PA 15221. Deed Book Volume 6349, Page 655. Block & Lot No. 298-P-14.

**Glassport**

**70. The Unknown Heirs of John G. Mihoces, Deceased**  
GD-22-003285—\$15,891.60  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 942 Elm St., Glassport, PA 15045. Deed Book 17172, Page 436. Block and Lot Number 558-M-369.

**89. Kristen Crookham and Russell Crookham**  
GD-23-001345—\$11,563.21  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 826 Indiana Ave., Glassport, PA 15045. Deed Book 16281, Page 467. Block and Lot Number 558-G-61.

**Green Tree**

**108. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sarah T. Coyne a/k/a Sarah Theresa Coyne**  
GD-20-010511—\$234,126.21  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 130 West Manilla Avenue, Pittsburgh, PA 15220. Deed Book Volume 14377, Page 563, Block and Lot 0037-B-00160-0000-00.

**Hampton**

**29. Truong Bui, Phuc Nguyen and Tuoi Dam**  
MG-23-000161—\$141,254.76  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling known and numbered as 5013 Meadow Crest Dr., Allison Park, PA 15101. Deed Book Volume 15886, Page 460, Parcel Number 1213-G-00009.

**95. Jacob K. Morris**  
MG-22-000091—\$170,511.47  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3036 McNeal Rd., Allison Park, PA 15101. Deed Book Volume 18142, Page 585. Block and Lot Number 1212-S-00144-0000-00.

**Homestead**

**93. Rochelle D. Morris**  
MG-19-001283—\$64,297.40  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 236 E. 16th Ave., Homestead, PA 15120. Deed Book Volume 11865, Page 121. Block and Lot Number 0131-D-00049-0000-00.

**Kennedy**

**64. Nancy L. Czuczman**  
GD-22-010316—\$2,384.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story masonry frame house being known as 2037 Canyon Drive Extension, McKees Rocks, PA 15136. Deed Book Volume 7230, Page 489. Block & Lot No. 155-E-23.

**122. Colette Mary Schreiber solely in her capacity as Heir to the Estate of Kristin M.**

**Schmitt, Deceased; Helen Schreiber solely in her capacity as Heir to the Estate of Kristin M. Schmitt, Deceased; John Terrence Schreiber solely in his capacity as Heir to the Estate of Kristin M. Schmitt, Deceased; Maura Anne Schreiber solely in her capacity as Heir to the Estate of Kristin M. Schmitt, Deceased; and Unknown Heirs of the Estate of Kristin M. Schmitt, Deceased**  
GD-22-008702—\$98,999.58  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Kennedy: Having erected thereon a dwelling being known and numbered as 36 Coraopolis Road, Coraopolis, PA 15108. Deed Book Volume 12391, Page 92. Block and Lot Number 156-L-214.

**Town of McCandless**

**69. Amy K. Howard and Curt C. Bergman**  
GD-23-000739—\$23,744.15  
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 8201 Perry Hwy., Pittsburgh, PA 15237. Deed Book 16396, Page 97. Block and Lot Number 611-G-212.

**City of McKeesport**

**80. Edward E. Bills**  
MG-22-000618—\$29,461.34  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 228 Pine St., McKeesport, PA 15132. Deed Book Volume 13123, Page 393. Block and Lot 0308-F-00151-0000-00.

**85. Timothy Stine and Chris Stine**  
MG-23-000016—\$45,624.56  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2515 Cleveland St., McKeesport, PA 15132. Deed Book Volume 12645, Page 376. Block and Lot 0463-A-00051-0000-00.

**107. Alvin E. Radeshak, Jr. and Diane R. Radeshak**  
MG-22-000567—\$65,185.83  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 917 McIntosh Road, McKeesport, PA 15132. Deed Book Volume 10556, Page 481, Block and Lot 0554-G-00010-0000-00.

**112. Elizabeth Lubert, in Her Capacity as Heir of Elizabeth Horton; Crystal Bickel, in Her Capacity as Heir of Elizabeth Horton; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Elizabeth Horton**  
GD-22-011774—\$24,663.44  
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 2919 Grover Avenue, McKeesport, PA

15132. Deed Book Volume 10238, Page 380. Block and Lot 0381-F-00081-0000-00. Alternate ID: 0381-F-00021-0000-00.

**132. Cheeryl Lee Ford-Tait, solely in her capacity as known heir of Gwendolyn E. Ford a/k/a Gwendolyn Elizabeth Ford a/k/a Gwendolyn E. Rash (Ford), deceased and the Unknown Heirs of Gwendolyn E. Ford a/k/a Gwendolyn Elizabeth Ford a/k/a Gwendolyn E. Rash (Ford), deceased**  
GD-22-012378—\$26,760.53  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and City of McKeesport: Having erected thereon a dwelling being known and numbered as 1703 Bailie Avenue, McKeesport, PA 15132-4612. Deed Book Volume 11316, Page 130. Block and Lot Number 382-G-42.

### Monroeville

**77. Gregory P. Pattyn as Administrator of the Estate of Paul Myers a/k/a Paul Michael Myers a/k/a Paul M. Myers, Deceased**  
MG-23-000077—\$112,998.07  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a condominium unit designated as No. 513 Building 348-B in Glenwood Condominiums, being known and numbered as 513 Lakewood Drive, Monroeville, PA 15146. Deed Book Volume 12832, Page 232. Block and Lot Number 977-A-396-513.

**78. Annette Waldron and Glenn Waldron**  
MG-23-000142—\$269,371.38  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1227 Harvest Dr., Monroeville, PA 15146. Deed Book Volume 9857, Page 565. Block and Lot 0980-A-00064-0000-00.

**101. Carl Talackine a/k/a Carl L. Talackine**  
MG-22-001066—\$164,709.21  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1044 Harvard Road, Monroeville, PA 15146. Deed Book Volume 5234, Page 289. Block and Lot Number 0858-S-00036-0000-00.

### Moon

**86. Joseph R. Piccirilli, Nicole M. Piccirilli and the United States of America**  
GD-19-002748—\$15,816.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two story brick house being known as 126 Hayeswood Drive, Coraopolis, PA 15108. Deed Book Volume 10356, Page 379, Block & Lot 502-R-274.

### Mt. Lebanon

**27. Edward Christian Duerr**  
GD-19-001269—\$15,096.40  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a

residential dwelling known and numbered as 832 Florida Avenue, Pittsburgh, Pennsylvania 15228-2015, Deed Book Volume 14367, Page 379, Block and Lot 141-N-159.

**33. Gregory A. Morrison, Individually, and as Heir to the Estate of Maryann Morrison, Deceased, and All Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From, or Under Maryann Morrison, Deceased**  
GD-20-002816—\$52,636.07  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 112 Dupont Circle, Pittsburgh, Pennsylvania 15243-1317, Deed Book Volume 15935, Page 90, Block and Lot 194-B-196.

**62. Melinda Mautz**  
MG-22-000581—\$22,242.94  
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 719 Vallevista Avenue, Pittsburgh, PA 15234. Document Number 11060, Deed Book Volume 7783, Page 467. Block and Lot Number 0251-D-00125-0000-00.

**72. Elizabeth E. Pilarski and Thomas J. Pilarski**  
MG-19-001316—\$234,511.32  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 246 Ashland Avenue, Pittsburgh, PA 15228. Deed Book Volume 1062, Page 522, Block and Lot 0141-P-00048-0000-00.

**119. Janel Benson, solely in her capacity as known heir of Phyllis T. Smith, now deceased and Unknown Heirs of the Estate of Phyllis T. Smith, deceased**  
GD-22-005224—\$173,107.72  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 586 Kenilworth Drive, Pittsburgh, PA 15228. Deed Book Volume 6568, Page 253. Block and Lot Number 140-P-230.

### Mt. Oliver

**131. Louis R. Pearson**  
MG-20-000020—\$42,352.59  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Parcel 1: Having erected thereon a dwelling being known and numbered as 132 Amanda Avenue, Pittsburgh, PA 15210. Deed Book Volume 10101, Page 591, Block and Lot 0014-L-00232-0000-00.

Parcel 2: Having erected thereon a commercial auxiliary building being known and numbered as 132 Amanda Avenue, Pittsburgh, PA 15210. Deed Book Volume 10101, Page 591, Block and Lot 0014-L-00233-0000-00.

### Munhall

**60. William Lekovitch a/k/a William J. Lekovitch**  
GD-23-001642—\$46,007.45  
Manley Deas Kochalski LLC  
614-220-5611

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

Having erected thereon a dwelling being known and numbered as 3012 Alberta Street, Homestead, PA 15120 a/k/a 3012 Alberta Street, Munhall, PA 15120. Document Number 054014, Deed Book Volume 09676, Page 266. Block and Lot Number 0132-H-00154-0000-00.

### North Fayette

**91. Lauren Shoup**  
GD-23-004671—\$143,334.24  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling known and numbered as 1601 Timber Trail, Imperial, PA 15126. DBV 18355, PG 281, B/L #691-R-73.

### North Versailles

**121. David A. Vickers**  
MG-19-000050—\$381,190.14  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Parcel 1: Having erected thereon an industrial multi-tenant warehouse being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-93.

Parcel 2: Being vacant industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-82.

Parcel 3: Being other industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415, Block and Lot Number 548-F-113.

**136. Laverne M. Stephenson**  
GD-23-001533—\$3,889.96  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon a one story concrete block house known as 2035 Crestas Avenue, North Versailles, PA 15137. Deed Book Volume 11070, Page 149. Block & Lot No. 376-L-264.

### Oakmont

**13. Jeff W. Reibert, as Known Heir of Theresa Reibert, Deceased and All Unknown Heirs of Theresa Reibert, Deceased**  
GD-21-009517—\$3,507.15  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 375 Terrace Place, Oakmont, PA 15139. Deed Book 16117, Page 69. Block and Lot Number 362-R-384.

### O'Hara

**99. David W. Turner**  
MG-22-000390—\$35,979.34  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of O'Hara: Having erected thereon a dwelling being known and numbered as 605 Ravencrest Road, Pittsburgh, PA 15215-1119. Deed Book Volume 13300, Page 143. Block and Lot Number 286-H-106.

### Penn Hills

**22. Migdalia G. Brathwaite and Eugene S. Tull**  
MG-22-000751—\$44,998.86  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 17 Saint Susanna Drive, Pittsburgh, PA 15235. Deed Book 10224, Page 457. Block and Lot Number 538-G-241.

**65. Glenn E. Smith, Jr.**  
GD-21-011251—\$11,439.19  
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 1544 Banfield Street, Pittsburgh, PA 15235. Deed Book 15382, Page 149. Block and Lot Number 173-R-348.

**66. Phyllis E. King n/k/a Phyllis E. Nutter**  
GD-22-014463—\$13,354.85  
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 8536 Pershing St., Pittsburgh, PA 15235. Deed Book 6933, Page 521. Block and Lot Number 231-R-386.

**68. The Unknown Heirs of Louis W. Davis, Deceased**  
GD-21-013942—\$17,375.85  
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 5726 Verona Road, Verona, PA 15147. Deed Book 8911, Page 244. Block and Lot Number 366-M-234.

**88. Gregg Johns and the United States of America**  
GD-21-014428—\$15,168.77  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two family dwelling being known and numbered as 5620 Saltsburg Road, Verona, PA 15147. Deed Book 12217, Page 25. Block and Lot Number 448-A-112.

**104. Benjamin Felder and Maria Wilson-Felder**  
MG-18-001278—\$76,542.72  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a residential dwelling being known and numbered as 148 Conestoga Road, Pittsburgh, PA 15235. Deed Book Volume 10116, Page 150. Block and Lot Number 295-N-320.

**111. Adrienne J. Anderson**  
MG-22-000855—\$132,632.16  
Joseph A. Sulon, Esq.  
Hill Wallack LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Penn Hills Municipality: Having erected thereon a two story dwelling known and numbered as 248 Cypress Hill Drive, Pittsburgh, PA 15235. Deed Book 37035 and Page 211. Block & Lot No. 739-A-388.

### Pleasant Hills

**106. Cindy A. Liberi and Gregory S. Liberi**  
MG-17-000777—\$325,991.32  
Stern & Eisenberg, PC  
215-572-8111

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

Hills: Having erected thereon a dwelling being known and numbered as 263 Toura Drive, Pittsburgh, PA 15236. Deed Book Volume 14934, Page 108, Instrument No. 2012-16282. Block and Lot Number 562-M-163.

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### Plum

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#### 6. Joshua H. Smeltz

GD-22-012941—\$26,843.29  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 7905 Saltsburg Road, Pittsburgh, PA 15239. Deed Book 11230, Page 50. Block and Lot Number 852-K-197.

#### 7. Gerald Lee Meli and Kimberly A. Meli

GD-19-012870—\$23,020.29  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 9165 Pine Street, Pittsburgh, PA 15239. Deed Book 7627, Page 356. Block and Lot Number 1099-R-145.

#### 10. Jamie F. Pecoraro

GD-22-012880—\$21,287.34  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 168 Ligonier Lane, New Kensington, PA 15068. Deed Book 7341, Page 21. Block and Lot Number 734-B-143.

**134. Abaigeal Anderson, as Heir of the Estate of Jeffrey S. Anderson, deceased, Jeffrey Anderson, Jr., as Heir of the Estate of Jeffrey S. Anderson, deceased, Jessica Stapko as Heir of the Estate of Jeffrey S. Anderson, deceased, Joshua Anderson, as Heir of the Estate of Jeffrey S. Anderson, deceased and Unknown Heir, Executors, Administrators and Devisees of the Estate of Jeffrey S. Anderson, deceased**

MG-22-000342—\$149,701.33  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 216 Roberts Road, Pittsburgh, PA 15239. Deed Book Volume 10248, Page 531. Block and Lot Number 851-J-326.

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### Rankin

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#### 2. Debra A. Young

MG-23-000028—\$24,331.97  
Robert P. Wendt, Esq.  
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Rankin: Having erected thereon a residential dwelling being known and numbered as 214 Fleet Street, Braddock, PA 15104. Deed Book 19653, Page 145. Block and Lot No. 236-K-57.

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### Reserve

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#### 35. William Steve Ross and Joyce P. Ross, Husband and Wife

GD-22-005281—\$21,201.29  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a residential dwelling known and numbered as 914 Geyer Road, Pittsburgh, Pennsylvania 15209, Deed Book Volume 14490, Page 523, Block and Lot 164-S-90.

#### 114. Krystal Kachinko

MG-23-000065—\$71,656.94  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3079 Mt. Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 12998, Page 377. Block and Lot Number 0078-C-00090-0000-00.

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### Ross

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#### 46. Chad Jenkins and Lisa Jenkins

GD-22-013247—\$3,442.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house known as 112 Eileen Drive, Pittsburgh, PA 15214. Deed Book Volume 12507, Page 135. Block & Lot No. 162-A-31.

#### 55. William E. Cole, with Notice to Heirs and Assigns

GD-21-015133—\$2,848.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house known as 160 Thompson Run Road, Pittsburgh, PA 15237. Deed Book Volume 4670, Page 416. Block & Lot No. 282-P-65.

#### 109. Unknown Heirs of Dona K. Baker Deceased, and James Meston Solely in His Capacity as Heir of Dona K. Baker, Deceased

GD-22-003630—\$131,945.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 27 E. Forest Ave., Pittsburgh, PA 15202. Deed Book 15551, Page 534. Block and Lot Number 161-E-287.

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### Scott

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#### 45. Shirley K. Kane, with Notice to Heirs and Assigns

GD-22-010239—\$6,044.51  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story masonry frame house known as 149 Cherrytree Road, Carnegie, PA 15106. Deed Book Volume 4171, Page 527. Block & Lot No. 143-B-28.

#### 49. Roger Nangia

GD-22-012391—\$5,676.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a one story brick condominium being Unit 226 in the King's Grant Condominium project known as 1080 Chatham Park Drive, Unit F, Pittsburgh, PA 15216. Deed Book Volume 13738, Page 479. Block & Lot No. 99-B-75-226.

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### Shaler

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#### 28. Charles R. Rothert, Jr. and Patricia A. Rothert, Husband and Wife

GD-22-002290—\$32,140.11  
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 6 Marie Avenue, Pittsburgh, Pennsylvania 15223-1418, Deed Book Volume 9729, Page 447, Block and Lot 221-G-254.

#### 34. All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Anthony J. Nist, Deceased

GD-22-001941—\$16,806.67  
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 110 Sunset Lane, Pittsburgh, Pennsylvania 15209-1027, Deed Book Volume 4352, Page 261, Block and Lot 354-E-8.

#### 36. Gerald L. Peterson and Susan M. Peterson, Husband and Wife

GD-22-001940—\$32,573.08  
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 817 Breezewood Drive, Glenshaw, Pennsylvania 15116-1509, Deed Book Volume 14133, Page 445, Block and Lot 519-S-98.

#### 37. Christopher T. Burns and Christine Burns, Husband and Wife

GD-22-005284—\$23,356.27  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Parcel 1) Having erected thereon a residential dwelling known and numbered as 182 Dewey Street, Pittsburgh, Pennsylvania 15223-1769, Deed Book Volume 16702, Page 485, Block and Lot 221-P-66;

Parcel 2) Being a vacant parcel of land located on Dewey Street, Pittsburgh, Pennsylvania 15223-1769, Deed Book Volume 16702, Page 485, Block and Lot 221-P-78.

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### South Fayette

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#### 19. Hemant Chauhan and Hina Chauhan

MG-23-000243—\$370,269.93  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling known and numbered as 750 Hickory Grade Rd., Bridgeville, PA 15017. DBV 11924, PG 489, B/L #400-E-9.

#### 129. David Scott Arison and Kelli A. Arison

MG-23-000087—\$126,319.90  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 153 Firwood Drive, Bridgeville, PA 15017. Deed Book Volume 17398, Page 458, Block and Lot 0481-B-00019-0000-00.

#### 135. Collene L. Schantz and Timothy C. Schantz

MG-23-000034—\$83,264.12  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette: Having erected thereon a dwelling being known and numbered as 109 Myrtle Street, Oakdale, PA 15071. Deed Book Volume 12734, Page 86. Block and Lot Number 407-P-1.

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### South Park

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#### 79. John W. Martin, Jr. a/k/a John W. Martin, Linda Martin and Christopher Martin

MG-22-000493—\$87,680.40  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 6514 Ventura Dr., Pittsburgh, PA 15236. Deed Book Volume 13323, Page 46. Block and Lot 0564-K-00071-0000-00.

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### Stowe

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#### 76. Cathleen M. Harbaugh

MG-23-000227—\$115,561.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1109 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 16502, Page 271. Block and Lot Number 73-K-244.

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### Swissvale

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#### 24. Thomas Davis a/k/a Thomas M. Davis

MG-22-001061—\$60,458.37  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2404 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book 13854, Page 49. Block and Lot Number 235-J-227.

#### 115. Harry Gray a/k/a Harry C. Gray and Melissa Gray a/k/a Melissa A. Gray

MG-19-000679—\$74,554.65  
Pincus Law Group, PLLC  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2220 Lacrosse Street, Pittsburgh, PA 15218. Deed Book Volume 18052, Page 295. Block And Lot Number 234-N-070.

#### 137. Timothy J. Morse

GD-23-002767—\$10,290.80  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story two family house being known as 2109 South Braddock Avenue, Pittsburgh, PA 15218. Deed Book Volume 12242, Page 268. Block & Lot No. 178-D-247.

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### Tarentum

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#### 8. Pauline S. McKnight

MG-22-000941—\$26,532.32  
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 592 East 7th Avenue, Tarentum, PA 15084. Deed Book Volume 18068, Page 463. Block and Lot Number 1224-E-98.

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### Thornburg

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#### 105. Gregory L. Clarke and Karen Clarke

MG-21-000245—\$535,196.32  
Stern & Eisenberg, PC  
215-572-8111

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

Thornburg: Having erected thereon a dwelling being known and numbered as 1130 Dartmouth Road, Pittsburgh, PA 15205. Deed Book 6891, Page 569. Block and Lot Number 105-D-050.

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### Turtle Creek

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#### 63. Michael A. Pantalone a/k/a Michael A. Pantalone, Sr.

GD-22-012443—\$74,243.38  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 201 Hamilton Avenue, Turtle Creek, PA 15145. Deed Book Volume 12511, Page 569. Block and Lot Number 455-C-104.

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### Upper St. Clair

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#### 11. Floyd J. Schubert a/k/a Floyd J. Schubert, Jr.

MG-22-001054—\$44,088.69  
Michelle Pjero, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling known and numbered as 562 Fort Couch Road, Pittsburgh, PA 15241. Deed Book Volume 12875, Page 439, Parcel Number 0252-N-00191-0000-00.

#### 123. Edith E. Andres and Thomas F. Andres

MG-22-001014—\$79,330.19  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 788 Somerville Dr., Pittsburgh, PA 15243. Deed Book Volume 9274 Page 133. Block and Lot Number 253-G-017.

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### Versailles

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#### 61. Mark D. Miller

GD-22-013661—\$29,316.08  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 4619 3rd Street, McKeesport, PA 15132 a/k/a 4619 3rd Street, Borough of Versailles, PA 15132. Deed Book Volume 7761, Page 606. Block and Lot Number 0555-S-00183-0000-00.

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### West Deer

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#### 16. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janett Elizabeth Barr, deceased

MG-22-000792—\$181,533.81  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 634 Baird Road, Gibsonia, PA 15044. Deed Book Volume 17387, Page 224, Block and Lot 1670-N-00273-0000-00.

#### 26. Joann Filbert

GD-22-011452—\$20,802.02  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling

being known and numbered as 1767 Saxonburg Boulevard, Tarentum, PA 15084. Deed Book 14368, Page 395. Block and Lot Number 1837-M-044.

#### 126. David G. Klepfer

GD-22-012655—\$33,515.07  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel One: Having erected thereon a dwelling being known and numbered as 552 Baird Road, Gibsonia, PA 15044. Deed Book 14365, Page 45. Block and Lot Number 1669-H-043.

Parcel Two: Having erected thereon vacant land being known and numbered as Baird Road, Gibsonia, PA 15044. Deed Book 14365, Page 45. Block and Lot Number 1669-H-045.

#### 127. William G. Kraft

GD-22-012062—\$7,367.93  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4107 Bakerstown Culmerville Road, Gibsonia, PA 15044. Deed Book 13643, Page 567. Block and Lot Number 2008-M-361.

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### West Homestead

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#### 39. Me Lyng Restaurant, Inc.

GD-23-000413—\$3,920.88  
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.

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### West Mifflin

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#### 31. James J. Sapp

MG-15-001279—\$161,776.31  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4028 Everlawn Street, West Mifflin, PA 15122. Deed Book Volume 16723, Page 36. Block and Lot Number 238-F-30.

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### West View

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#### 12. Andrea J. Good

MG-18-001330—\$147,544.32  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a one (1) story dwelling house being known and numbered as 172 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12358, Page 133. Block and Lot Number 279-D-108.

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### Whitaker

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#### 120. Cynthia S. Lawson a/k/a Cynthia Lawson

MG-22-000723—\$58,095.07  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 117 Private Way, Homestead, PA 15120. Deed Book Volume 12927, Page 290. Block and Lot Number 180-G-266.

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### White Oak

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#### 59. James Sholtes

MG-23-000187—\$72,323.90  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a 1 story single family dwelling known as 3115 Quay Street, McKeesport, PA 15131, Being Lot No. 119 in the Driving Park Plan of Lots, as recorded in Plan Book Volume 17, Page 117 and Deed Book Volume 9253, Page 257, Being Block and Lot Number 461-D-154.

#### 75. Alberta L. Cherepko a/k/a Alberta Cherepko

MG-23-000234—\$61,164.69  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 123 Oliver Drive, McKeesport, PA 15131. Deed Book 13872, Page 442. Block and Lot Number 551-K-355.

#### 125. Arlene Cubakovic, David Cubakovic and Allan Cubakovic, as Known Heirs of Albert E. Cubakovic, Deceased and Dolores M. Cubakovic, Deceased and All Unknown Heirs of Albert E. Cubakovic, Deceased and Dolores M. Cubakovic, Deceased

GD-22-004502—\$36,078.28  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 3322 Eisenhower Drive, McKeesport, PA 15131. Deed Book 4006, Page 388. Block and Lot Number 551-C-315.

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### Whitehall

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#### 15. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak

MG-16-000765—\$140,710.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

#### 54. Clint Connors

GD-22-012970—\$2,879.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two story masonry frame house being known as 562 Greenlee Road, Pittsburgh, PA 15227. Deed Book Volume 15413, Page 550. Block & Lot No. 189-C-128.

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### Wilkinsburg

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#### 3. Latoi Gentilcore

GD-22-013023—\$10,964.83  
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 1481 Elizabeth Blvd., Pittsburgh, PA 15221. Deed Book 17192, Page 5. Block and Lot Number 297-F-44.

#### 67. Bryce Peters Financial Corporation

GD-22-003865—\$22,006.10  
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 1444 Franklin Ave., Pittsburgh, PA 15221. Deed Book 13649, Page 47. Block and Lot Number 233-H-23.

#### 83. Mary Ann Stokes a/k/a Mary Ann Riley Stokes

MG-22-001065—\$35,945.33  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1342 Penn Avenue Pittsburgh, PA 15221. Deed Book Volume 5165, Page 327. Block and Lot 0233-G-00072-0000-00.

#### 90. Christopher Younger

GD-23-001606—\$33,639.73  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1442 Foliage Street, Pittsburgh, PA 15221. Deed Book 18370, Page 541. Block and Lot Number 232-J-229.

#### 102. Rolynda T. Ford

MG-15-001437—\$82,581.70  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilkinsburg: Having erected thereon a condominium unit in Century Apartments Condominium being known and numbered as 736 North Avenue, Unit 1, Pittsburgh, PA 15221. Deed Book Volume 9306, Page 5. Block and Lot Number 232-N-57-1.

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### Pittsburgh—4th Ward

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#### 81. Ethel Delulisi

MG-22-000272—\$218,346.37  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3610 Parkview Avenue, Pittsburgh, PA 15213. Deed Book Volume 3981, Page 305, Block and Lot 0028-M-00161-0000-00.

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### Pittsburgh—7th Ward

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#### 38. Beyond Paper, Inc.

GD-14-018545—\$119,349.25  
Kimerly S. Tague, Esq.  
Carolyn O. Boucek, Esq.  
Eckert Seamans Cherin & Mellott, LLC  
412-566-6851

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh, Deed Book Volume 11365, Page 208: Having erected thereon a condominium unit known and numbered as 6109 Fifth Avenue, Unit 3, Pittsburgh, Pennsylvania 15232, Block and Lot Number 85-C-32-3-000.

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### Pittsburgh—9th Ward

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#### 21. Darren Mascilli and Donna Mascilli

MG-09-001431—\$78,352.59  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4008 Mintwood Street, Pittsburgh, PA 15224. Deed Book Volume 10153, Page 367, Block and Lot 0049-R-00124-0000-00.

**Pittsburgh—13th Ward****25. Pearl Thomas**

MG-22-000028—\$37,973.53  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1070 Blackadore Street, Pittsburgh, PA 15221. Deed Book 4631, Page 263. Block and Lot Number 174-H-123.

**130. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Pauline B. Touchstone, deceased**

MG-19-001303—\$81,416.95  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 7407 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 10899, Page 77, Block and Lot 0174-K-00002-0000-00.

Parcel 2: Having thereon vacant lot being known and numbered as 7407 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 10899, Page 77, Block and Lot 0174-K-00003-0000-00.

**Pittsburgh—14th Ward****41. Derrick Lyman**

GD-17-017279—\$7,061.17  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a two story brick house being known as 421 Jonathan Court, Pittsburgh, PA 15208. Deed Book Volume 15206, Page 446. Block & Lot No. 126-D-314.

**56. Lisa K. Chianese**

GD-20-001089—\$13,006.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a one story brick house being known as 1348 Windermere Drive, Pittsburgh, PA 15218. Deed Book Volume 9275, Page 360. Block & Lot No. 129-D-248.

**Pittsburgh—16th Ward****18. Jaraslaw J. Gradnik**

MG-23-000003—\$52,591.58  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2616 Salisbury Street, Pittsburgh, PA 15210. Deed Book 6241, Page 223. Block and Lot Number 13-L-148.

**Pittsburgh—17th Ward**

**110. Lisa Grochowski, known Heir of Delores J. Grochowski, deceased, Amy Grochowski, known Heir of Delores J. Grochowski, deceased, Sean Grochowski, known Heir of Delores J. Grochowski, deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Delores J. Grochowski, deceased**

GD-19-010542—\$67,001.17  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 3 Saint Thomas Street, Pittsburgh, PA 15203. Deed Book Volume 10845, Page 460, Block and Lot 0014-D-00154-0000-00.

**Pittsburgh—18th Ward****124. Olubunmi Adebeye, Grace Adebeye and Azeez Akintayo**

GD-17-013913—\$53,704.04  
Fidelity National Law Group  
267-608-1732

In the Commonwealth of Pennsylvania, County of Allegheny, and City of Pittsburgh, 18th Ward: Having erected thereon a dwelling being known and numbered as 412 Althea Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 18643, Page 557. Block and Lot No. 15-S-96.

**Pittsburgh—19th Ward****23. Anthony M. Elardo**

MG-20-000419—\$55,467.94  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 506 Berwin Avenue, Pittsburgh, PA 15226. Deed Book 10773, Page 61. Block and Lot Number 62-L-314.

**Pittsburgh—26th Ward****98. Anthony Hightower, Sr. a/k/a Anthony Bruce Hightower, Sr.**

MG-23-000019—\$66,827.22  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 313 East McIntyre Avenue, Pittsburgh, PA 15214-3324. Deed Book Volume 7367, Page 427. Block and Lot Number 46-G-238.

**Pittsburgh—27th Ward****103. Waleska Torres**

MG-23-000259—\$22,343.33  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1308 Jawett Street, Pittsburgh, PA 15212.

Deed Book Volume 10602, Page 365. Block and Lot Number 045-N-025.

**117. Kimberly M. Wykoff**

MG-20-000324—\$164,744.48  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1840 Perrott Avenue, Pittsburgh, PA 15212. Deed Book Volume 14664, Page 453. Block and Lot Number 114-K-300.

**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](http://www.sheriffalleghenycounty.com).**

**Sheriff's Office, Pittsburgh, PA.**

**Kevin M. Kraus, Sheriff**

**Jul 13, 2023**

**Jul 14, 21, 28, 2023**

**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:

Bahr, Beverly M., deceased, of Bethel Park, PA. No. 01580 of 2023. Cynthia Cochenour, Extr., 403 Lytham Court, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01321w Jul 14, 21, 28, 2023

Carlisle, Gary John, deceased, of Pittsburgh, PA. No. 04482 of 2023. John W. Carlisle, Extr., 149 Cranbrook Drive, Coraopolis, PA 15108 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

23-01327w Jul 14, 21, 28, 2023

Chapman, Betty L., deceased, of Pittsburgh, PA. No. 04919 of 2023. Lance E. Chapman, Extr., 514 Judith Drive, Pittsburgh, PA 15236 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

23-01326w Jul 14, 21, 28, 2023

Nelson, Nancy Ann a/k/a Nancy Ann Zebraskey Nelson, deceased, of Mt. Lebanon, PA. No. 04470 of 2023. Scott Gregory Fullerton, Extr., 861 Frederick Drive, Bethel Park, PA 15102 or to John M. Golden, Esq., 313 McClellan Drive, Pittsburgh, PA 15236.

23-02768 Jul 14, 21, 28, 2023

Wolfe, Georgeann Debby, deceased, of Bridgeville, PA. No. 04755 of 2023. Jessica Baumann, Admrx., c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101.

23-01322w Jul 14, 21, 28, 2023

Kelly, Kathleen, deceased, of Pittsburgh, PA. No. 04445 of 2023. Angela Racko, Extr., 2915 Spring Street, Pittsburgh, PA 15210 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Ste. 800, Pittsburgh, PA 15222.

23-02657 Jul 7, 14, 21, 2023

Matthews, Isabella Laverne a/k/a Isabella L. Matthews, deceased, of Penn Hills Township, PA. No. 04217 of 2023. Lillian Orzechowski, Admrx. and Atty., PO Box 77, Springdale, PA 15144.

23-02678 Jul 7, 14, 21, 2023

Pack, Christopher S., deceased, of Bethel Park, PA. No. 07553 of 2022. Robin Sommer, Admrx., 5600 Koeffler Drive, Pittsburgh, PA 15236 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.

23-01289w Jul 7, 14, 21, 2023

Petrocelli, Edith B. a/k/a Edith Petrocelli, deceased, of Monroeville, PA. No. 04589 of 2023. Jay L. Bush, Jr., Extr., 111 Lincoln Avenue, Pittsburgh, PA 15218 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-02680 Jul 7, 14, 21, 2023



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an attorney,  
paralegal,  
legal assistant,  
legal secretary or  
legal administrator?**

**Post your employment  
opportunity on  
[jobs.acba.org](http://jobs.acba.org).**

Ross, Linda L. a/k/a Linda L. Anderson, deceased, of Verona, PA. No. 02171 of 2023. Molly Walsh, Extr., 903 Woodland Ave., Oakmont, PA 15139.

23-02682 Jul 7, 14, 21, 2023

Sasso, Melissa, deceased, of Wilkensburg, PA. No. 04579 of 2023. Janice Zelen George, Extr., 12 Churchill Road, Pittsburgh, PA 15235 or to Jennifer Roller Chontos, Esq., Chontos & Chontos, P.C., 561 Beulah Rd., Turtle Creek, PA 15145.

23-02679 Jul 7, 14, 21, 2023

Squiller, Joan G., deceased, of Bethel Park, PA. No. 04392 of 2023. Karen J. Bedillion, Co-Extr. and Edward P. Squiller, Co-Extr., c/o Mario Santilli, Jr., Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.

23-02681 Jul 7, 14, 21, 2023

Thompson, Edward F. a/k/a Edward Ferree Thompson, deceased, of Pittsburgh, PA. No. 04564 of 2023. Melissa M. Thompson, Admr., 1424 18th Avenue, Altoona, PA 16601 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.

23-02677 Jul 7, 14, 21, 2023

Ames, Barbara T. a/k/a Barbara Ames a/k/a Barbara Newton Taylor a/k/a Barbara Taylor Ames, deceased, of Pittsburgh, PA. No. 04554 of 2023. Jennifer T. Ames, Co-Extr. and Lauren R. Ames, Co-Extr., 4554 Dogwood Drive, Allison Park, PA 15101.

23-01251w Jun 30; Jul 7, 14, 2023

Burdick, William E. a/k/a William Elbert Burdick, deceased, of Pittsburgh, PA. No. 4296 of 2023. Joseph D. M. Burdick, Extr., 2182 Crab Tree Drive, Beaver Creek, OH 45431 or to Stefanie L. Pate, Esq., Leech Tishman Fuscaldolo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

23-02464 Jun 30; Jul 7, 14, 2023

Cicero, Rosemary P., deceased, of Pittsburgh, PA. No. 04285 of 2023. Providence Cicero, Extr., 5525 152nd St. SW, Edmonds, WA 98026 or to Keith A. Woerner, Esq., 1910 Cochran Road, Manor Oak Two, Suite 103, Pittsburgh, PA 15220.

23-01256w Jun 30; Jul 7, 14, 2023

Cisecky, Emil J. a/k/a Emil Josef Cisecky, deceased, of North Versailles, PA. No. 04242 of 2023. Cheryl L. Cisecky, Extr., 602 Lynda Lane, North Versailles, PA 15037 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-02476 Jun 30; Jul 7, 14, 2023

Frisco, Dolores H., deceased, of Pittsburgh, PA. No. 03217 of 2023. Anthony J. Frisco, Jr., Extr., 11023 Ramblewood Drive NW, Cumberland, MD 21502 or to Michael Lederman, Esq., 310 Grant Street, Suite 300, Pittsburgh, PA 15219.

23-01254w Jun 30; Jul 7, 14, 2023

Goss, Mamie R., deceased, of Moon Township, PA. No. 06178 of 2021. Kevin J. Goss, Extr., c/o Allan J. Opsitnick, Esq., Opsitnick & Associates, 564 Forbes Avenue, Suite 1201, Pittsburgh, PA 15219.

23-01252w Jun 30; Jul 7, 14, 2023

Gustafson, Kathryn A. a/k/a Kathryn Ann Gustafson, deceased, of East McKeesport, PA. No. 01352 of 2023. Jesse Hohol, Admr., 1122 Jefferson Road, Pittsburgh, PA 15235 or to W. Robert Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

23-02468 Jun 30; Jul 7, 14, 2023

Hartz, Anne S., deceased, of Pittsburgh, PA. No. 04107 of 2023. PNC Bank, National Association, Extr., c/o Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

23-02470 Jun 30; Jul 7, 14, 2023

Kinlough, Jean Ellen a/k/a Jean E. Kinlough, deceased, of Pittsburgh, PA. No. 04212 of 2023. Kathleen Gregory, Admr., 684 Bennington Drive, Avon Lake, OH 44012 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-02477 Jun 30; Jul 7, 14, 2023

Kotouch, Patricia A., deceased, of North Fayette Township, PA. No. 04390 of 2023. Patrick Kotouch, Co-Admr. and Laurie Booth, Co-Admr., 8284 Steubenville Pike, McDonald, PA 15057 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

23-02467 Jun 30; Jul 7, 14, 2023

Kunselman, James M., deceased, of Pittsburgh, PA. No. 04529 of 2023. Timothy J. Kunselman, Extr., 304 Seminole Avenue, Pittsburgh, PA 15237.

23-01249w Jun 30; Jul 7, 14, 2023

Loevner, Mark H. a/k/a Mark Howard Loevner, deceased, of Pittsburgh, PA. No. 04382 of 2023. Catherine Loevner, Extr., c/o Frederick N. Frank, Esq., Frank, Gale, Bails & Pocrass, PC, 707 Grant Street, Gulf Tower, Suite 3300, Pittsburgh, PA 15219-1908.

23-02465 Jun 30; Jul 7, 14, 2023

Mack, Diana L., deceased, of Stowe Twp., PA. No. 04383 of 2023. Sarah E. Mack, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

23-02475 Jun 30; Jul 7, 14, 2023

Mischen, Dolores C., deceased, of Pittsburgh, PA. No. 04372 of 2023. Lance R. Mischen, Extr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

23-02474 Jun 30; Jul 7, 14, 2023

Pearch, Randall, deceased, of Verona, PA. No. 04138 of 2023. Ryan L. Dansak, Admr. and Atty., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

23-02469 Jun 30; Jul 7, 14, 2023

Reese, Anna L., deceased, of North Fayette Township, PA. No. 04389 of 2023. Patrick Kotouch, Co-Admr. and Laurie Booth, Co-Admr., 8284 Steubenville Pike, McDonald, PA 15057 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

23-02466 Jun 30; Jul 7, 14, 2023

Scialabba, Salvatore V., deceased, of Moon Township, PA. No. 00187 of 2021. Kevin J. Goss, Extr., c/o Allan J. Opsitnick, Esq., Opsitnick & Associates, 564 Forbes Avenue, Suite 1201, Pittsburgh, PA 15219.

23-01253w Jun 30; Jul 7, 14, 2023

**Delinquent Tax Notice  
Shaler Area School District  
Scire Facias Sur  
Delinquent Tax Lien**

Pursuant to Acts of General Assembly of the State of Pennsylvania, providing when, how, upon what property and to what extent liens shall be allowed for taxes and municipal improvements, etc., approved May 16, 1923, P.L. 207, a Writ of Scire Facias having been issued out of the Court of Common Pleas of Allegheny County at the instance of Shaler Area School District, in the following case of Sci. Fa. Sur Delinquent Tax Liens requiring the Defendant(s) named therein to file Affidavit of Defense, or in default, judgment to be entered. Now, notice is hereby given to the Defendant(s) hereinafter named and unless Affidavit of Defense be filed to said claims in the Director of Court Records Office of Allegheny County within twenty (20) days after July 14, 2023, judgment may be entered and the property described in the

liens sold to recover the amounts of the said claims.

Defendants, All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Albert Butler, Deceased, GD 23-001895, \$59,153.51, Township of Shaler, DBV 8613, P. 299, Block & Lot 167-G-300, being a vacant parcel of land located on Allegheny Avenue, Pittsburgh, PA 15215.

John T. Vogel, Esquire  
Pa. I.D. #56920

Attorney for Plaintiff  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-594-3943

**NOTICE**

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and by filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Writ of Scire Facias Sur Tax Lien and Statement or for any claim or relief requested by the plaintiff. You may lose your 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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**

The Allegheny County Bar Association  
4th Fl. Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 261-5555

23-02758 Jul 14, 2023

**Delinquent Tax Notice  
Shaler Area School District  
Scire Facias Sur  
Delinquent Tax Lien**

Pursuant to Acts of General Assembly of the State of Pennsylvania, providing when, how, upon what property and to what extent liens shall be allowed for taxes and municipal improvements, etc., approved May 16, 1923, P.L. 207, a Writ of Scire Facias having been issued out of the Court of Common Pleas of Allegheny County at the instance of Shaler Area School District, in the following case of Sci. Fa. Sur Delinquent Tax Liens requiring the Defendant(s) named therein to file Affidavit of Defense, or in default, judgment to be entered. Now, notice is hereby given to the Defendant(s) hereinafter named and unless Affidavit of Defense be filed to said claims in the Director of Court Records Office of Allegheny County within twenty (20) days after July 14, 2023, judgment may be entered and the property described in the liens sold to recover the amounts of the said claims.

Defendant, All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Harriet I. Schwartz, Deceased, GD 23-006254, \$28,061.22, Township of Shaler, DBV 2280, P. 108, DBV 2273, P. 331, DBV 2479, P. 267, DBV 2305, P. 718, DBV 2305, P. 719, DBV 2567, P. 4, Block & Lot 166-L-40, being a vacant parcel of land located on Retz Avenue, Pittsburgh, PA 15209.

John T. Vogel, Esquire  
Pa. I.D. #56920

Attorney for Plaintiff  
Tucker Arensberg, P.C.  
1500 One PPG Place  
Pittsburgh, PA 15222  
412-594-3943

**NOTICE**

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and by filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Writ of Scire Facias Sur Tax Lien and Statement or for any claim or relief requested by the plaintiff. You may lose your property or other rights important to you.

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**Lawyer Referral Service**

The Allegheny County Bar Association  
4th Fl. Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 261-5555

23-02759 Jul 14, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-21-009517. Notice is hereby given to all unknown heirs of Theresa Reibert, deceased and all other parties of interest, that the tax sale scheduled for August 7, 2023 has been continued to September 5, 2023 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 375 Terrace Place, Oakmont, Allegheny County, Pennsylvania 15139, known as lot/block 362-R-384. This notice acts as service of the Rule 3129.3 pursuant to the November 17, 2021 Order of Court.

23-02761 Jul 14, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-009583. Notice is hereby given to All Unknown Heirs of Robert H. Baum, Jr. and Carol A. Baum, deceased, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 3112 Orris Road, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 459-E-043. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the October 19, 2022 Order of Court.

23-02762 Jul 14, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-002980. Notice is hereby given to All Unknown Heirs of Laura Alford, Burrell Lee Alford and Gerald Alford, deceased, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 3815 Foster Road, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 548-R-033. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the April 25, 2023 Order of Court.

23-02763 Jul 14, 2023



**Change of Meeting Notice**

Pursuant to the Provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 Pl. 729, No. 93 §1, Notice is Hereby Given that the Allegheny County Airport Authority Board and Committee Meetings Originally Scheduled for Friday, July 21, 2023, have been rescheduled for Thursday, July 20, 2023, and will be held virtually through Webex, for more information visit: [Flypittsburgh.Com/Julyboard2023](http://Flypittsburgh.Com/Julyboard2023); and, in person - Conference Room "A," Fourth Floor Mezzanine Level, Landside Terminal, of the Pittsburgh International Airport Beginning at 9:30 A.M. Solicitor Jeffrey W. Letwin, Esq.

23-02805 Jul 14, 2023

**Trust Administration Notice**

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

Massetti, Phyllis A. Revocable Trust, deceased May 5th, 2023, of the Borough of Bridgeville, Allegheny County, Pennsylvania, Gregory P. Massetti, Trustee, c/o David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

23-02656 Jul 7, 14, 21, 2023

**Notice of Action in Mortgage Foreclosure**

Allegheny County  
Court of Common Pleas  
Number: GD-23-005904

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff v. Jeff Todd, Known Surviving Heir of Ronald R. Todd, Joyce Lemesh, Known Surviving Heir of Ronald R. Todd, Amy Persinger, Known Surviving Heir of Ronald R. Todd, Daniel Todd, Known Surviving Heir of Ronald R. Todd, Dana Lewis, Known Surviving Heir of Ronald R. Todd, Alan Todd, Known Surviving Heir of Ronald R. Todd, Donna L. Kolodziez, Known Surviving Heir of Ronald R. Todd, Jamie Roland, Known Surviving Heir of Ronald R. Todd, Joshua Todd, Known Surviving Heir of Ronald R. Todd, and Unknown Surviving Heirs of Ronald R. Todd, Defendants

TO: Unknown Surviving Heirs of Ronald R. Todd. Premises subject to foreclosure: 1325 Cardinal Drive, Pittsburgh, Pennsylvania 15243. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Visit us today at  
[ACBA.org](http://ACBA.org).

Lawyer Referral Service, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

23-02765 Jul 14, 2023

**Notice of Action in Mortgage Foreclosure**

Court of Common Pleas of Allegheny County, PA  
Civil Action-Law  
No. MG-23-000157

SoFi Lending Corp., Plaintiff  
vs.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under William A. Randall, Jr., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under William A. Randall, Jr. Defendant(s), 531 Fieldstone Drive, Monroeville, PA 15146  
Complaint in Mortgage Foreclosure

You are hereby notified that Plaintiff, SoFi Lending Corp., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-23-000157 seeking to foreclose the mortgage secured on your property located at 531 Fieldstone Drive, Monroeville, PA 15146.

**Notice**

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE 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 Fl.  
Pittsburgh, PA 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Jonathan M. Etkowicz, Esq. ID No. 208786, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

23-02803 Jul 14, 2023

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

In the Court of Common Pleas of Washington County, Pennsylvania  
Orphans' Court Division  
In Re: Kamorah Monet Boyd a/k/a  
Kamorah Boyd  
D.O.B. 1/6/2016

Child Of: Nicole Barfield a/k/a Nicole Marie Barfield a/k/a Nicole M. Barfield and Terrence Boyd a/k/a Terrence Michael Boyd

a/k/a Terrence M. Boyd a/k/a Terrance M. Boyd a/k/a Terrance Boyd  
No: 63-23-0549

Take notice that a Petition for Termination of Parental Rights of Mother, Nicole Barfield a/k/a Nicole Marie Barfield a/k/a Nicole M. Barfield and Father, Terrence Michael Boyd a/k/a Terrence M. Boyd a/k/a Terrance M. Boyd a/k/a Terrance Boyd, shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 3, 2023, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Angelina Geho, Caseworker, Washington County Children & Youth Social Service Agency, 95 West Beau Street, Ste. 300, Washington, PA 15301, Telephone: (724) 228-6884.

23-02785 Jul 14, 2023

**Statement of Registration Foreign Business Corporation**

Notice is hereby given that Sherlock Golmes Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 251 Little Falls Drive, Wilmington, DE 19808, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 115 Farmingdale Rd., Wexford, PA 15090.

23-02764 Jul 14, 2023

**CIVIL DIVISION****New Arbitration Suits***(Continued from Page 1, Column 2)*

**Cavalry SPV I LLC** vs Jones Yvonne; AR-23-003388; Contract - Other; Complaint; 2465.63; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Tate Henry; AR-23-003389; Contract - Credit Card; Complaint; 5606.24; Atty(s): Apothaker David J

**First National Bank of Omaha** vs Young Jonathan; AR-23-003390; Contract - Credit Card; Complaint; 5495.63; Atty(s): Raker Nicholas J.

**PNC Bank National Association** vs Stiver Eric; AR-23-003391; Contract - Credit Card; Exhibits; 5884.20; Atty(s): Loewy Andrew, Armstrong Kirsten R., Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

**Discover Bank** vs Thompson James E.; AR-23-003392; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Urban Matthew D.

**Selective Insurance Company of the Southeast** vs Johnson Jr. Richard A.; AR-23-003393; Motor Vehicle Accident; Complaint; 14931.40; Atty(s): McElhaney Travis L.

**Jaros Plumbing** vs PMC Management Company; AR-23-003394; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Pro Se

**American Express National Bank** vs Dorsch Richard; AR-23-003395; Contract - Credit Card; Exhibits; 15198.12; Atty(s): Loewy Andrew, Armstrong Kirsten R., Loewy Andrew, Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

**Mason Elizabeth, Mason Aaliyah, Mason Christopher** vs Furey Gabriella; AR-23-003396; Motor Vehicle Accident; Confidential Information Form; Atty(s): Shorr Adam Daniel, Giannetti Anthony J.

**Fielder Jacqueline** vs Duff Zoli; AR-23-003397; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Pro Se

**Graham John** vs Ford Motor Company; AR-23-003398; Contract - Buyer Plaintiff; Complaint; Atty(s): Gorberg David J

**Swope Jessica L., Swope Jodi L.** vs Mercedes-Benz USA LLC; AR-23-003399; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Gouge Jacob Wayne** vs General Motors LLC; AR-23-003400; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Cavalry SPV I LLC** vs Schafer Melissa M; AR-23-003401; Contract - Credit Card; Complaint; 3531.48; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Stebler Valerie; AR-23-003402; Contract - Other; Complaint; 1009.99; Atty(s): Apothaker David J

**Cavalry SPV I LLC** vs Metcalfe James; AR-23-003403; Contract - Other; Complaint; 1575.83; Atty(s): Apothaker David J

**Lugaila Robin Lynn** vs Benz Nathaniel S.; AR-23-003404; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Smith John M

**Brown Jonathon Paul** vs General Motors LLC; AR-23-003405; Contract - Other; Complaint; Atty(s): Silverman Robert M

**DeBlasio Restaurant Group LLC** vs Mac & Toz LLC; AR-23-003406; Contract - Debt Collection; Defendant's Appeal of MDJ; 9817.75; Atty(s): Linkosky John

**Allen Sean** vs Estate of Jeannette M. Jones, Jones Lacey; AR-23-003407; Other Tort; Petition to Proceed IFP; Atty(s): Pro Se

**Citibank N A** vs Bryner Timothy; AR-23-003408; Contract - Credit Card; Exhibits; 2974.06; Atty(s): Kline Robert M

**JPMorgan Chase Bank N.A.** vs Matias Jack B; AR-23-003409; Contract - Credit Card; Exhibits; 11069.22; Atty(s): Kline Robert M

**LVNV Funding LLC** vs Mueller Karina; AR-23-003410; Contract - Credit Card; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Barron Darneil** vs Barron Deon; AR-23-003411; Other Tort; Petition to Proceed IFP; Atty(s): Pro Se

**Barron Deon** vs Barron Darneil; AR-23-003412; Other Tort; Petition to Proceed IFP; Atty(s): Pro Se

**Hill Michelle** vs Francis Ahamd; AR-23-003425; Other Tort; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Progressive Advanced Insurance Company** vs Hardy David; AR-23-003442; Motor Vehicle Accident; Complaint; 10776.19; Atty(s): Dougherty Michael J.

**Atlantic States Insurance Company** vs Pernelli Anthony, Vision Storage LLC; AR-23-003443; Other Tort; Complaint; 15925.71; Atty(s): Bederman Eugene

**Progressive Advanced Insurance Company** vs Pope Jonathan; AR-23-003444; Motor Vehicle Accident; Complaint; 7830.36; Atty(s): Dougherty Michael J.