

LT-23-000241; Lee vs Barnett; P-atty: **Pro Se**; D-atty: **Pro Se**

LT-22-000831; Kusnirak vs Bosh, et al; D-atty: **Chad Michaelson**

Summary Appeals Branch

Judge Jennifer Satler
City-County Building
Room 821

Thursday
February 22, 2024

Appeal Cases

SA-20-000606; Comm. of PA Dept. of Transportation vs Stephen Scott Lane; D-atty: **Michael Machen**

SA-21-000025; Comm. of PA Dept. of Transportation vs Natalie Scott; D-atty: **Samir Sarna**

SA-21-000103; Comm. of PA Dept. of Transportation vs Kayla Quick; D-atty: **Michael Machen**

SA-21-000249; Comm. of PA Dept. of Transportation vs James S. Frazier, Jr.; D-atty: **Pro Se**

SA-21-000250; Comm. of PA Dept. of Transportation vs James S. Frazier, Jr.; D-atty: **Pro Se**

SA-21-000303; Comm. of PA Dept. of Transportation vs Kevin Michael Songer; D-atty: **William H. Difenderfer**

SA-22-000460; Comm. of PA Dept. of Transportation vs Daniel Joseph Coles; D-atty: **Michael Machen**

SA-22-000474; Comm. of PA Dept. of Transportation vs Dontrail Lamar Allen; D-atty: **Robert E. Mielnicki**

SA-22-000587; Comm. of PA Dept. of Transportation vs Emily E. Torbett; D-atty: **Patrick J. Thomassey**

SA-22-000589; Comm. of PA Dept. of Transportation vs Kelly M. Iezzi; D-atty: **Pro Se**

SA-22-000690; Comm. of PA Dept. of Transportation vs Garrett Whittaker; D-atty: **Bruce A. Carsia**

SA-22-000730; Comm. of PA Dept. of Transportation vs Jerome Sawyer; D-atty: **Pro Se**

SA-23-000056; Comm. of PA Dept. of Transportation vs Timothy Joseph Tokosh; D-atty: **Randall Ricciutti**

SA-23-000063; Comm. of PA Dept. of Transportation vs Isaac Bunn; D-atty: **Pro Se**

SA-23-000118; Comm. of PA Dept. of Transportation vs Karly Nicole McBride; D-atty: **Karly R. Morgan**

SA-23-000275; Comm. of PA Dept. of Transportation vs Terrell Lamont Floyd; D-atty: **Lisle Weaver**

SA-23-000276; Comm. of PA Dept. of Transportation vs Terrell Lamont Floyd; D-atty: **Lisle Weaver**

SA-23-000289; Comm. of PA Dept. of Transportation vs Caitlynn N. Warren; D-atty: **Pro Se**

SA-23-000301; Comm. of PA Dept. of Transportation vs Ikechukwu Godswill Amaechi; D-atty: **Justin J. Ketchel**

SA-23-000308; Comm. of PA Dept. of Transportation vs Ivan Rasean McClain; D-atty: **Jacob W. Wyland**

SA-23-000309; Comm. of PA Dept. of Transportation vs Ivan Rasean McClain; D-atty: **Jacob W. Wyland**

SA-23-000392; Comm. of PA Dept. of Transportation vs Voloskie's Garage; D-atty: **Charles P. Hoebler**

SA-23-000398; Comm. of PA Dept. of Transportation vs Todd Voloskie, Jr.; D-atty: **Charles P. Hoebler**

SA-23-000413; Comm. of PA Dept. of Transportation vs Drew John Butler; D-atty: **Patrick J. Thomassey**

SA-23-000436; Comm. of PA Dept. of Transportation vs Jonaee Townsend Miles; D-atty: **Edward Nicholson**

SA-23-000444; Comm. of PA Dept. of Transportation vs Nia S. Reid; D-atty: **James A. Crosby**

SA-23-000445; Comm. of PA Dept. of Transportation vs Monroe, Inc.; D-atty: **Mark Robert Calore**

SA-23-000447; Comm. of PA Dept. of Transportation vs Dwayne P. Young; D-atty: **Pro Se**

SA-23-000451; Comm. of PA Dept. of Transportation vs Matthew Douglas Durrant; D-atty: **Timothy J. Kidd**

SA-23-000452; Comm. of PA Dept. of Transportation vs Monro, Inc.; D-atty: **Mark Robert Calore**

SA-23-000516; Comm. of PA Dept. of Transportation vs Paul William Riggs, II; D-atty: **Pro Se**

SA-23-000676; Comm. of PA Dept. of Transportation vs Steven Andrew Buffone; D-atty: **Pro Se**

SA-23-000678; Comm. of PA Dept. of Transportation vs Hailey Christine Conoway; D-atty: **Bruce S. Gelman**

SA-23-000684; Comm. of PA Dept. of Transportation vs Marcia Ann Ray; D-atty: **John A. Biedrzycki, III**

SA-23-000689; Comm. of PA Dept. of Transportation vs James Ray Anderson; D-atty: **Pro Se**

SA-23-000690; Comm. of PA Dept. of Transportation vs Tyler Eugene Vanzandt; D-atty: **Pro Se**

SA-23-000691; Comm. of PA Dept. of Transportation vs Breanna Lauren Vanantwerp; D-atty: **Pro Se**

SA-23-000692; Comm. of PA Dept. of Transportation vs Breanna Lauren Vanantwerp; D-atty: **Pro Se**

SA-23-000693; Comm. of PA Dept. of Transportation vs Breanna Lauren Vanantwerp; D-atty: **Pro Se**

SA-23-000696; Comm. of PA Dept. of Transportation vs Talise D. Manuel; D-atty: **Pro Se**

SA-23-000697; Comm. of PA Dept. of Transportation vs Michael James Tandarich; D-atty: **Pro Se**

SA-23-000700; Comm. of PA Dept. of Transportation vs Jayden Mariah Harris; D-atty: **Pro Se**

SA-23-000701; Comm. of PA Dept. of Transportation vs Donald Terry Bates, Jr.; D-atty: **Samir Sarna**

SA-23-000703; Comm. of PA Dept. of Transportation vs Aaron Raymond Starcher; D-atty: **Pro Se**

SA-23-000705; Comm. of PA Dept. of Transportation vs Jennifer Marie Siegle; D-atty: **Pro Se**

SA-23-000709; Comm. of PA Dept. of Transportation vs Ryan Kurtz; D-atty: **Pro Se**

SA-23-000710; Comm. of PA Dept. of Transportation vs Ryan Kurtz; D-atty: **Pro Se**

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, March 4, 2024 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, MARCH 4, 2024 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, MARCH 5, 2024, 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, MARCH 11, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII Sheriff's Sales

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

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

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

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

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

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

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

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

Baldwin Borough

46. Bishnu P. Acharya and Rohit Acharya
MG-23-000466—\$196,667.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 4817 E. Willock Road, Pittsburgh, PA 15227. Deed Book Volume 18194, Page 540. Block and Lot Number 247-D-272.

48. Ryan T. Reed

MG-23-000921—\$183,917.91
Powers Kern, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5016 Bluff Street, Pittsburgh, Pennsylvania 15236. Deed Book Volume 18794, Page 86, Instrument 2022-5103, Block and Lot Number 314-D-280.

66. Best Pittsburgh LLC

MG-23-000697—\$126,716.94
Padgett Law Group
850-422-2520

In the Borough of Baldwin, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-story dwelling being known and numbered as 3108 Vernon Avenue, Pittsburgh, PA 15227. Deed Book 18880, Page 226, Instrument Number 2022-12929. Block and Lot Number 0137-D-00118-0000-00.

Bellevue**36. William Moodey and Cerise Moodey**

GD-19-016812—\$17,642.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a single family dwelling being known and numbered as 130 Meade Ave., Pittsburgh, PA 15202. Deed Book 15579, Page 447. Block and Lot Number 160-P-178.

Bethel Park**4. Dixie Lee Schaffer a/k/a Dixie Schaffer**

MG-22-000962—\$145,744.10
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Bethel Park Municipality: Having erected thereon a dwelling known and numbered as: 949 Clifton Road, Bethel Park, PA 15102. Deed Book Volume 3346, Page 370. Block / Lot# 773-J-245.

25. Lori Coulter a/k/a Lorraine M. Coulter

MG-23-000419—\$26,728.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 323 Sunset Drive, Bethel Park, PA 15102. Deed Book 5946, Page 417. Block and Lot Number 568-P-205.

58. Maureen Zeher a/k/a Maureen C. Zeher and Paul Zeher a/k/a Paul S. Zeher

MG-23-000051—\$288,688.03
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.

Bridgeville**49. Kenneth R. Watson and Patricia A. Snyder a/k/a Patricia A. Watson**

MG-23-000840—\$18,268.68
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 113 Vesper Street, Bridgeville, Pennsylvania 15017. Deed Book Volume 10087, Page 529. Block and Lot Number 0255-S-00242-0000-00.

Borough of Chalfant**34. Jones Property LLC**

GD-19-000884—\$8,448.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one story frame house being known as 134 Parkway Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16006, Page 594. Block & Lot No. 374-L-114.

City of Clairton**71. The Unknown Heirs of Charles Fitzpatrick, Deceased**

GD-14-021730—\$5,330.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story masonry frame house being known as 717 North 6th Street, Clairton, PA 15025. Deed Book Volume 13087, Page 206. Block & Lot No. 657-N-229.

72. Richard C. Pasquale

GD-09-003354—\$2,990.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story brick house being known as 427 North 4th Street, Clairton, PA 15025. Deed Book Volume 11402, Page 547. Block & Lot No. 764-C-84.

73. Nora G. Haugh

GD-19-001160—\$3,261.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two story brick house being known as 410 Mitchell Avenue, Clairton, PA 15025. Deed Book Volume 4632, Page 310. Block & Lot No. 879-M-112.

Crescent**60. Judy D. Wacker-Amon**

GD-22-005097—\$46,602.73
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling, known as 456 Crescent Boulevard Extension, Crescent, PA 15046. Deed Book 15504, Page 548. Block and Lot Number 811-R-330.

East McKeesport**70. Safe Harbour Properties Three LLC**

GD-20-003364—\$7,166.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Parcel #1: Having erected thereon a two story masonry frame house known as 846 Florence Avenue, East McKeesport, PA 15035. Deed Book Volume 14714, Page 407. Block & Lot No. 547-C-244.

Parcel #2: Being thereon vacant residential land known as Florence Avenue, East McKeesport, PA 15035. Deed Book Volume 14714, Page 407. Block & Lot No. 547-C-241.

Edgewood**41. Nicholas Akinkuoye**

MG-12-000860—\$254,184.19
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 319 East Swissvale Avenue, Pittsburgh, PA 15218. Deed Book

Volume 12747, Page 47. Block and Lot Number 0233-N-00124-0000-00.

Elizabeth Township**6. Marc W. Waltonbaugh**

MG-23-000540—\$168,407.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 2060 Scenery Drive, Elizabeth, PA 15037. Deed Book 17239, Page 204. Block and Lot Number 1572-B-24.

42. Virginia G. Murray

MG-19-000630—\$55,762.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1112 Summerset Drive, McKeesport, PA 15135 a/k/a 1112 Summerset Drive, McKeesport, PA 15135. Deed Book Volume 14304, Page 60. Block and Lot Number 0652-C-00157-0000-00.

Forest Hills

13. Rosemarie Reznik, Known Heir of Rosemarie Friel, deceased; Mary Ellen Friel, Known Heir of Rosemarie Friel, deceased; Kathleen Freyvogel, Known Heir of Rosemarie Friel, deceased; Jim Kennedy, Known Heir of Rosemarie Friel, deceased; Catherine Hester, Known Heir of Rosemarie Friel, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rosemarie Friel, deceased mortgagor

MG-21-000216—\$37,984.81
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having currently erected thereon a single family dwelling being known as 321 Avenue F, Pittsburgh, PA 15221, Deed Book 11427, Page 636. Block and Lot 0373-P-00091-0000-00.

Franklin Park**18. Richard M. Halapin and Joel E. Halapin**

MG-23-000511—\$115,889.65
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 2635 Woodmont Lane, Wexford, Pennsylvania 15090. Deed Book Volume 12335, Page 2131. Block and Lot Number 1347-F-00110-0000-00.

Frazer**55. Matthew M. Zupsic and Vicki J. Zupsic**

GD-22-000142—\$57,613.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazer: Parcel #1: Having erected thereon a residential auxiliary building being known as 259 Bajack Lane, Tarentum, PA 15084. Deed Book Volume 9585, Page 300, Block and Lot Number 958-F-246.

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel #2: Being thereon vacant agricultural land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 8029, Page 203, Block and Lot Number 839-A-374.

Parcel #3: Being thereon vacant residential land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 8792, Page 301, Block and Lot Number 958-E-95.

Parcel #4: Being thereon vacant agricultural land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 7323, Page 516, Block and Lot Number 958-J-87.

Parcel #5: Being thereon vacant residential land known as Log Cabin Road, Tarentum, PA 15084. Deed Book Volume 6918, Page 365, Block and Lot Number 958-J-115.

Glassport**17. Jesse Gregg**

MG-23-000650—\$113,527.77
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 302 Euclid Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 18694, Page 537. Block and Lot Number 0467-L-00118-0000-00.

Hampton**1. Jason J. Mazzei and Susan T. Mazzei**

MG-16-000895—\$421,303.99
Thomas O. Vreeland, Esq.
Bassi, Vreeland & Associates, P.C.
724-228-7000

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon, a single family dwelling being known and numbered as 3238 McAlister Farm Lane, Allison Park, PA 15101. Deed Book 11786, Page 223. Block and Lot Number 1078-L-11.

57. Rodney R. Kellar

GD-23-010619—\$99,708.39
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Rodney R. Kellar of, in and to the following described property: Situated in the Township of Hampton, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 4095 Circle Drive, Allison Park, PA 15101. Described at Deed Book 15144, Page 332, Instrument No. 2013-2558, Parcel Number 718-E-271.

Harrison**27. Paul D. Matisz a/k/a Paul Matisz**

MG-23-000843—\$98,022.95
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2512 Monroe Street, Natrona Heights, PA 15065. Deed Book 16808, Page 401. Block and Lot Number 1679-F-27.

Indiana

12. Bernadette Haase, known heir of Carole Ondish a/k/a Carole A. Ondish, Deceased, and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Carole Ondish a/k/a Carole A. Ondish, Deceased

GD-19-012423—\$128,278.23
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Indiana: Having currently erected thereon a

single family dwelling being known as 5024 Lea Drive, Cheswick, PA 15024, Deed Book 13218 Page 447, Block and Lot 0957-C-00341-0000-00.

Ingram

30. Nadine Kutsenkow as Executrix of the Estate of Patricia N. Chatham, Deceased

MG-23-000809—\$22,007.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 16 Admiral Dewey Avenue, Pittsburgh, PA 15205. Deed Book 11187, Page 18. Block and Lot Number 70-S-138.

Jefferson Hills

62. Leo A. Giel, Jr.

MG-23-000636—\$12,699.80
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having currently erected thereon a single family dwelling being known as 1234 Collins Avenue, Clairton, PA 15025, Deed Book 11575, Page 207, Block and Lot 1421-B-00012-0000-00.

Marshall

32. Valerie Lepage and Kevin F. McElroy

MG-19-000611—\$401,973.25
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a Townhouse known and numbered as 475 Fairmont Drive, Wexford, PA 15090. Deed Book Volume 16944, Page 565. Block and Lot 1999-L-00019-0000-00.

City of McKeesport

8. Edward Dudley and Irisha Dudley

MG-23-000743—\$66,250.40
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3017 Jersey Street, McKeesport, PA 15132. Deed Book 12765, Page 31. Block and Lot Number 380-R-36.

63. Cora Milliken

MG-23-000331—\$76,105.09
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3022 Riverview St., McKeesport, PA 15132. Deed Book Volume 16535, Page 250. Block and Lot Number 0381-R-00022-0000-00.

McKees Rocks

56. Alice Street Investments, LLC

GD-23-007792—\$3,759.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a four story commercial apartment building being known as 908-914 Island Avenue, McKees Rocks, PA 15136. Deed Book Volume 16760, Page 422. Block and Lot No. 74-J-85.

Monroeville

28. Michael Servedio and Robin Servedio

MG-23-000836—\$196,333.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 3906 Evergreen Drive, Monroeville, PA 15146. Deed Book 13393, Page 65. Block and Lot Number 742-M-353.

29. Patrick K. O'Shea

MG-23-000757—\$47,670.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 144 Rosecrest Drive, Monroeville, PA 15146. Deed Book 12389, Page 480. Block and Lot Number 640-C-330.

Mt. Lebanon

20. Scottsdale REI, LLC

GD-23-007009—\$554,541.37
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a residential dwelling being known and numbered as 22 Glen Ridge Lane, Pittsburgh, PA 15243; Deed Book 18546, Page 167; which has a Parcel Identification Number of 100-S-103.

50. Anita F. Macias

MG-23-000653—\$185,777.39
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 433 Clokey Avenue, Pittsburgh, Pennsylvania 15228. Deed Book Volume 15218, Page 120. Block and Lot Number 0098-N-00166-0000-00.

53. Bradley Frye

MG-22-001059—\$174,191.21
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 840 Fruithurst Drive, Pittsburgh, Pennsylvania 15228. Deed Book Volume 17361, Page 440. Block and Lot Number 0140-J-00062-0000-00.

Mt. Oliver

61. David Sluganski, Known Heir of Dolores Sluganski, Deceased and the Unknown Heirs of Dolores Sluganski

GD-12-003418—\$11,125.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two story brick house being known as 103 Church Avenue, Pittsburgh, PA 15210. Deed Book Volume 4060, Page 200. Block & Lot No. 33-D-310.

Munhall

14. Georgene H. Davis and Thomas C. Davis

MG-23-000806—\$58,224.90
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1228 Ravine Street, Munhall, PA 15120. Deed Book Volume 10711, Page 005, Block and Lot 0180-E-00175-0000-00.

43. Michael Pesta, IV, Heir in His Capacity, to the Estate of Shirley Pesta, Deceased; Catherine Barnett, Heir in Her Capacity to the Estate of Shirley Pesta, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Shirley Pesta, Deceased

MG-23-000355—\$136,987.22
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3708 Superior St., Homestead, PA, 15120 a/k/a 3708 Superior St., Munhall, PA 15120. Deed Book Volume 4264, Page 684. Block and Lot Number 0133-D-00071-0000-00.

North Versailles

2. Caroline J. Jarrett, Individually and as Surviving Spouse of Donald James Jarrett, Deceased

GD-22-013207—\$95,539.59
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 1201 Reiss Lane, North Versailles, PA 15137. Deed Book 3867, Page 121. Block and Lot Number 751-F-215.

Parcel Two: Having erected thereon vacant land being known and numbered as Reiss Lane, North Versailles, PA 15137. Deed Book 7012, Page 50. Block and Lot Number 751-F-220.

Parcel Three: Having erected thereon a commercial structure being known and numbered as 1201 Reiss Lane, North Versailles, PA 15137. Deed Book 7012, Page 54. Block and Lot Number 751-F-108.

74. The Unknown Heirs of Paul R. Bezts, Deceased

GD-23-009877—\$8,725.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house known as 217 James Avenue, North Versailles, PA 15137. Deed Book Volume 10356, Page 80. Block & Lot No. 547-P-265.

Penn Hills

5. Cindy Buzzelli and Dante A. Buzzelli

MG-23-000436—\$108,956.12
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 161 Laurie Drive, Pittsburgh, PA 15235. Deed Book 16128, Page 273. Block and Lot Number 540-D-212.

19. Gregory A. Bigenho

MG-23-000669—\$100,672.87
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1137 Hulton Road, Verona, Pennsylvania 15147. Deed Book Volume 16086, Page 489. Block and Lot Number 0632-A-00134-0000-00.

26. The Unknown Heirs of Caroline Ann Corvello a/k/a Caroline A. Corvello, Deceased

MG-22-000952—\$50,225.82
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 559 Hamill Road, Verona, PA 15147. Deed Book 5104, Page 521. Block and Lot Number 446-M-39.

39. Meeghan C. Triggs

GD-23-001467—\$12,993.20
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 149 Idlewood Road, Pittsburgh, PA 15235. Deed Book 17223, Page 453. Block and Lot Number 538-P-102.

47. William E. Broadus, Known Surviving Heir of Lois J. Broadus, Anna Marie Broadus, Known Surviving Heir of Lois J. Broadus, Thomas E. Broadus, Known Surviving Heir of Lois J. Broadus, Brenda Charmaine Broadus, Known Surviving Heir of Lois J. Broadus, Kedren C. Broadus, Known Surviving Heir of Lois J. Broadus, Leathia L. Broadus, Known Surviving Heir of Lois J. Broadus, Javon Broadus, Known Surviving Heir of Lois J. Broadus, Shirley Broadus, Known Surviving Heir of Lois J. Broadus, Amelia D. Broadus, Known Surviving Heir of Lois J. Broadus, Thomas E. Broadus, Known Surviving Heir of Lois J. Broadus, William E. Broadus, Known Surviving Heir of Lois J. Broadus, and Unknown Surviving Heir of Lois J. Broadus

GD-23-002894—\$87,245.44
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 116 Mcalister Drive, Pittsburgh, PA 15235 a/k/a 116 Mcalister Drive, Penn Hills, Pennsylvania 15235. Deed Book Volume 15012, Page 528. Block and Lot Number 0637-E-00355-0000-00.

64. James Hall, Shannon Hall and the United States of America

GD-23-002253—\$12,035.59
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 8918 Upland Terrace, Pittsburgh, PA 15235. Deed Book 18815, Page 568. Block and Lot Number 231-D-287.

Port Vue

21. Wholesale Housing, LLC

GD-23-008766—\$147,671.15
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Port Vue: Having erected thereon a residential two-family dwelling being known and numbered as 1726 Romine Avenue, McKeesport, PA 15133; Deed Book 18360, Page 160; which has a Parcel Identification Number of 465-A-245.

Ross

35. Matt Eich

GD-22-014010—\$6,781.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame house known as 25 Balsam Street, Pittsburgh, PA 15202. Deed Book Volume 16297, Page 57, Block & Lot 161-A-314.

Scott

51. Kelly J. Wieland

MG-23-000958—\$87,134.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 210 Locust Street, Carnegie, PA 15106. Deed Book Volume 17502, Page 181. Block and Lot Number 102-L-154.

South Fayette

65. Fernando Montero and Kellie Montero, Occupant

GD-23-006085—\$637,389.70
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a residential dwelling being known and numbered as 2024 Berkley Ridge Drive, McDonald, PA 15057. Deed Book Volume 17685, Page 254, Block and Lot Number 258-N-120.

South Park

10. Peter E. Watson, Solely in His Capacity as Heir of Gregory L. Watson, Deceased

MG-19-000670—\$137,945.00
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1816 Renee Drive, South Park, PA 15129. Deed Book 7189, Page 143. Block and Lot Number 1008-C-170.

Swissvale

3. Siale Havili d/b/a Tuff Capital Investments, LLC

GD-23-002866—\$126,339.20
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a single family dwelling being known and numbered as 7523 Dickson Street, Pittsburgh, PA 15218. Deed Book DE-18399, Page 205. Block and Lot 178-H-111.

Turtle Creek

11. Brian Mohring a/k/a Brian L. Mohring and the United States of America

MG-22-000835—\$49,609.72
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 385 Larimer Avenue, Turtle Creek, PA 15145. Deed Book 13125, Page 126. Block and Lot Number 455-K-143.

75. Antoinette Krantz and Gene Krantz

GD-08-016936—\$14,857.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek:

Having erected thereon a two story brick house being known as 421 Fairview Avenue, Turtle Creek, PA 15145. Deed Book Volume 11167, Page 279. Block & Lot No. 455-J-300.

West Homestead

52. Lori Shuckhart and All Unknown Heirs of Virginia L. Lenkner

MG-22-000961—\$131,072.71
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a dwelling known and numbered as: 1352 Overdale Drive, Homestead, PA 15120. Deed Book Volume 11487, Page 472. Block / Lot # 132-E-025.

White Oak

15. Dante P. Williams, Sr. a/k/a Dante P. Williams

MG-22-000843—\$163,237.52
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1664 Fawcett Avenue, McKeesport, PA 15131. Deed Book Volume 17557, Page 103, Block and Lot 0462-D-00086-0000-00.

Wilkesburg

37. Billie Ashanti Holt and Grady White

GD-23-002237—\$12,680.77
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1239 Franklin Ave., Pittsburgh, PA 15221. Deed Book 18148, Page 454. Block and Lot Number 233-F-254.

38. Burleigh S. Bigelow and Philip Bigelow

GD-21-012994—\$15,318.78
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1912 Laketon Road, Pittsburgh, PA 15221. Deed Book 16657, Page 275. Block and Lot Number 297-E-211.

Pittsburgh—2nd Ward

45. Emilio Valentine

GD-20-011179—\$144,908.34
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Pittsburgh: Having erected thereon a condominium unit being Unit 4-A in "Gateway Towers" being known and numbered as 320 Fort Duquesne Boulevard, Unit 4-A, Pittsburgh, PA 15222. Deed Book Volume 12179, Page 32. Block and Lot Number 1-C-1662-A004.

Pittsburgh—3rd Ward

22. Janey Lamb Perry, Known Surviving Heir of Sally Spencer, Brenda Lamb, Known Surviving Heir of Sally Spencer, and Unknown Surviving Heirs of Sally Spencer

GD-23-005833—\$123,717.21

Erin H. Conroy, Esq.

Buchanan Ingersoll & Rooney, PC
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 3rd Ward: Having erected thereon a residential building and other improvements, being known and numbered as 23 Vine Street, Pittsburgh, PA 15219. Deed Book Volume 5747, Page 253. Block and Lot Number 2-H-262.

Pittsburgh—12th Ward

9. The Unknown Heirs of Herman C. Staple a/k/a Herman Staple, Deceased, and Herman Staple, II, Solely in His Capacity as Heir of Herman C. Staple a/k/a Herman Staple, Deceased

MG-20-000024—\$81,546.10
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 1/2 Paulson Avenue, Pittsburgh, PA 15206. Deed Book 5745, Page 929. Block and Lot Number 124-P-88.

24. Triple D's Estate LLC and Darrell Johnson

MG-23-000963—\$136,400.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6551 Deary Street, Pittsburgh, PA 15206. Deed Book 18731, Page 70. Block and Lot Number 124-L-96.

Pittsburgh—13th Ward

33. Anthony Bentley, Jr.

GD-17-000878—\$2,757.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 13: Having erected thereon a two story brick house being known as 7409 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 15419, Page 336. Block & Lot No. 174-L-31.

Pittsburgh—18th Ward

68. Michael R. Winter

GD-23-010514—\$29,116.70
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 918 Excelsior St., Pittsburgh, PA 15210. Deed Book Volume 13003, Page 62. Block and Lot Number 14-C-25.

Pittsburgh—19th Ward

31. Lauren J. Medved

MG-23-000570—\$181,587.63
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 155 Gaskel St., Pittsburgh, PA 15211. Deed Book Volume 18429, Page 259. Block and Lot 0004-F-00155-0000-00.

40. William J. McGowan; Danielle A. Gigliotti, in Her Capacity as Heir of Kimberly A.

McGowan, Deceased; William F. McGowan, in His Capacity as Heir of Kimberly A. McGowan, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kimberly A. McGowan, Deceased

MG-15-000802—\$127,299.26
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 328 Fernhill Avenue, Pittsburgh, PA 15226. Deed Book Volume 15038, Page 201. Block and Lot Number 0062-H-00114-0000-00.

59. Deborah A. Battista and TSPGH1 LLC

GD-22-014412—\$32,513.27
Jennifer Tis Mihok, Esq.
412-860-0907

All that certain lot or piece of ground situate in the Nineteenth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania. Having erected thereon a single family dwelling being known and numbered as 2008 Broadway Avenue, Pittsburgh, PA 15216. Plan Book Volume 20, Pages 116-117. Block and Lot No. 35-N-165.

Pittsburgh—20th Ward

67. Tanera Dale-Napper and the Secretary of Housing and Urban Development

MG-23-000941—\$77,839.25
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a mobile home being known and numbered as 446 Hammond Street, Pittsburgh, PA 15204. Deed Book Volume 13063, Page 233. Block and Lot Number 42-M-107.

Pittsburgh—24th Ward

69. Jennifer J. Beyerl and Kevin M. Beyerl

MG-23-000460—\$48,031.88
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2100 Lautner Street, Pittsburgh, PA 15212. Deed Book Volume 9928, Page 52. Block and Lot Number 48-F-31.

Pittsburgh—29th Ward

7. Robert Zwigart

GD-23-009172—\$49,214.80
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 13 Calhoun Avenue, Pittsburgh, PA 15210. Deed Book 11249, Page 75. Block and Lot Number 33-K-258.

16. Carolyn Goettl

MG-19-000621—\$27,756.59
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1633 East Cherryhill Street, Pittsburgh, PA 15210. Deed Book Volume 5635, Page 317. Block and Lot 0059-E-00196-0000-00.

23. Triple D's Estate LLC and Darrell Johnson
GD-23-011418—\$148,868.17
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 109 Parkfield Street, Pittsburgh, PA 15210. Deed Book 18921, Page 471. Block and Lot Number 95-G-87.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff
Feb 8, 2024
Feb 9, 16, 23, 2024

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Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Brent, Gail Z., deceased, of Bradfordwoods, PA. No. 0976 of 2024. Kelly Schoeneman, Co-Extr. and Holly Thyen, Co-Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00336w Feb 16, 23; Mar 1, 2024

Bronder, Barbara E., deceased, of Pittsburgh, PA. No. 07801 of 2023. Matthew Bronder, Admr., 393 Center Avenue, Pittsburgh, PA 15229 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.
24-00539 Feb 16, 23; Mar 1, 2024

Bucklad, Paula, deceased, of Pittsburgh, PA. No. 00484 of 2024. Brian Bucklad, Extr., 152 Jacks Run Road, Pittsburgh, PA 15214 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.
24-00534 Feb 16, 23; Mar 1, 2024

Devlin, Barbara Jean, deceased, of Pittsburgh, PA. No. 05699 of 2023. Michael Devlin, Extr., 5059 Ozark Drive, Pittsburgh, PA 15239.
24-00330w Feb 16, 23; Mar 1, 2024

Falcioni, Mary a/k/a Mary Ellen Falcioni, deceased, of Coraopolis, PA. No. 246 of 2024. Thomas Falcioni, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
24-00531 Feb 16, 23; Mar 1, 2024

Farmer, E. Carol a/k/a Carol Farmer a/k/a Evelyn Carol Farmer, deceased, of Pittsburgh, PA. No. 01046 of 2024. William Deighan, Admr., 3 Oakville Drive, Pittsburgh, PA 15220.
24-00340w Feb 16, 23; Mar 1, 2024

Harris, Esther L., deceased, of Pittsburgh, PA. No. 00763 of 2024. Sharon Fatur, Extr., 121 Crosswinds Lane, Murrysville, PA 15668 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
24-00541 Feb 16, 23; Mar 1, 2024

Hastings, Linda a/k/a Linda Ruth Hastings, deceased, of Ross Township, PA. No. 00981 of 2024. Benjamin Scott Johns, Esq., Admr. c.t.a., 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222 or to Paul J. Giuffre, Esq., Giuffre Law Office, 221 Commercial Ave., Ste. 200, Pittsburgh, PA 15215.
24-00344w Feb 16, 23; Mar 1, 2024

Jonas, Stanton J. a/k/a Stanton Jay Jonas, deceased, of Alleppo Twp., PA. No. 01014 of 2024. Joel W. Jonas, Extr., c/o George A. Miller, Esq., Perryworks, 454 Perry Highway, Pittsburgh, PA 15229.
24-00351w Feb 16, 23; Mar 1, 2024

Keith, Robert M., deceased, of Scott Township, PA. No. 00948 of 2024. Leigh E.

Keith, Extr., c/o Daral A. Woerle, Esq., P.O. Box 6765, Wyomissing, PA 19610.

24-00337w Feb 16, 23; Mar 1, 2024

Kennedy, Jean C., deceased, of Fox Chapel, PA. No. 02147 of 2022. Margaret L. Ligons, Admr., c/o Daniel A. Seibel, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

24-00333w Feb 16, 23; Mar 1, 2024

Kern, Frank Allen a/k/a Frank A. Kern, deceased, of Pittsburgh, PA. No. 00430 of 2024. Helen Ruth Kern, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
24-00522 Feb 16, 23; Mar 1, 2024

Kirsch, Mary Elizabeth, deceased, of Pittsburgh, PA. No. 00798 of 2024. Jennifer Kirsch, Admr., 1554 Berkshire Avenue, Pittsburgh, PA 15226 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
24-00533 Feb 16, 23; Mar 1, 2024

Koontz, John M., deceased, of Pine Township, PA. No. 827 of 2024. Candy R. Koontz, Admr., 565 Morgan Station Rd., Woodbine, MD 21797 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.
24-00538 Feb 16, 23; Mar 1, 2024

Kosky, Madeline M. a/k/a Madeline Moore Kosky, deceased, of South Fayette, PA. No. 08522 of 2023. John A. Kosky, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.
24-00529 Feb 16, 23; Mar 1, 2024

Lee, Sai Chu, deceased, of Pittsburgh, PA. No. 00777 of 2024. Leslie Lee, Extr., 8509 Crowley Place, Alexandria, VA 22308 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
24-00335w Feb 16, 23; Mar 1, 2024

Linder, Michael Paul a/k/a Michael P. Linder, deceased, of Fox Chapel, PA. No. 00334 of 2024. Matthew Paul Linder, Extr., 9701 Shirley Drive, Allison Park, PA 15101 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.
24-00537 Feb 16, 23; Mar 1, 2024

Mathews, Lois M., deceased, of Pittsburgh, PA. No. 00766 of 2024. Nancy Pastorius, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
24-00526 Feb 16, 23; Mar 1, 2024

Meyer, Sandra H. a/k/a Sandra Helen Meyer, deceased, of Bethel Park, PA. No. 0587 of 2024. Lisa Ann Meyer, Extr., c/o William A. Goyette, Esq., 11 Elmhurst Rd., Pittsburgh, PA 15220.
24-00523 Feb 16, 23; Mar 1, 2024

Pecman, Frank D., deceased, of Shaler Township, PA. No. 01069 of 2024. Jill Camardese, Extr., 1506 Laurel Ridge Drive, Crescent, PA 15046 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
24-00345w Feb 16, 23; Mar 1, 2024

Piotrowski, Mary Margaret, deceased, of Pittsburgh, PA. No. 01048 of 2024. Michael J. Piotrowski, Extr., 1327 Ingham St., Pittsburgh, PA 15212 or to Paul G. Kay, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234.
24-00334w Feb 16, 23; Mar 1, 2024

Povirk, James Anton, deceased, of Allison Park, PA. No. 06780 of 2023. Christopher A. Povirk, Admr., 632 Mt. Nebo Church Rd., Alverton, PA 15612 or to Jennifer M. Casini, Esq., 815B Memorial Boulevard, Connellsville, PA 15425.
24-00535 Feb 16, 23; Mar 1, 2024

Ramella, Joycelyn Ann, deceased, of Pittsburgh, PA. No. 00815 of 2024. Lisa Ann DiCello, Extr., 118 Bridle Trail, Venetia, PA 15367 or to Daniel L. Goodyear, Esq., Sciallo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
24-00542 Feb 16, 23; Mar 1, 2024

Remack, Cynthia Ann a/k/a Cynthia Remack a/k/a Cynthia A. Remack, deceased, of Wall, PA. No. 00734 of 2024. James Lersch, Extr., 313 N. 14th Street, Jeannette, PA 15644 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.
24-00540 Feb 16, 23; Mar 1, 2024

Ritz, Richard Ronald a/k/a Richard R. Ritz, deceased, of Pittsburgh, PA. No. 00929 of 2024. Wendy Ritz, Extr., 791 Beagle Club Rd., Cowansville, PA 16218 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.
24-00339w Feb 16, 23; Mar 1, 2024

Rubinsak, James A., deceased, of Munhall, PA. No. 00818 of 2024. Susan Kostilnik, Extr., c/o William R. Pelger, Esq., 2108 West St., Munhall, PA 15120.
24-00530 Feb 16, 23; Mar 1, 2024

Scholz, Donna K., deceased, of Pittsburgh, PA. No. 00205 of 2024. Pamela K. Scholz, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
24-00524 Feb 16, 23; Mar 1, 2024

Skolnekovich, Dorothy Ann a/k/a Dorothy A. Skolnekovich, deceased, of Pittsburgh, PA. No. 01235 of 2020. Gerald Skolnekovich, Extr., 917 Windsor Court, Carnegie, PA 15106 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.
24-00527 Feb 16, 23; Mar 1, 2024

Torres, Helen L., deceased, of Pittsburgh, PA. No. 00858 of 2024. Michael Schram, Admr., 11 Vilsack Street, Etna, PA 15223 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
24-00525 Feb 16, 23; Mar 1, 2024

Urso, Paul Vincent a/k/a Paul V. Urso, deceased, of Shaler Township, PA. No. 00400 of 2024. Mary E. Dreyer, Admr., 209 Karen Drive, Pittsburgh, PA 15209 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15020.
24-00536 Feb 16, 23; Mar 1, 2024

Zietz, Jr., George a/k/a George J. Zietz, Jr., deceased, of Tarentum, PA. No. 00728 of 2024. Jason Zietz, Extr., 56 Franklin Street, Albion, PA 16401 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.
24-00532 Feb 16, 23; Mar 1, 2024

Barry, Douglas E., deceased, of Mayfield Heights, OH. No. 00589 of 2024. Diane Daiber, Extr., 30100 Kristin Court, Wickliffe, OH 44092 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.
24-00459 Feb 9, 16, 23, 2024

Butchko, Kathryn Ann a/k/a Kathryn Butchko, deceased, of Pittsburgh, PA. No. 104 of 2024. Christine W. Ross, Extr., 218 9th Street, Franklin, PA 16323 or to Gregory J. Merkel, Esq., 1030 Liberty St., Franklin, PA 16323.
24-00457 Feb 9, 16, 23, 2024

Forrester, Patricia L., deceased, of Munhall, PA. No. 00584 of 2024. Beverly Adams, Extr., 118 Wyngate Road, Moon Township, PA 15108 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, PO Box 130, Bradford Woods, PA 15015.
24-00458 Feb 9, 16, 23, 2024

Halaszynski, Sr., Dennis R., deceased, of McKeesport, PA. No. 00665 of 2024. Darlene Brotsh, Extrx., 370 Mildred Road, Rostraver, PA 15012 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-00271w Feb 9, 16, 23, 2024

Hall, Donna Carol, deceased, of Pittsburgh, PA. No. 00692 of 2024. Marc W. Harrold, Extrx., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.
24-00272w Feb 9, 16, 23, 2024

Holt, John M., deceased, of West Deer Township, PA. No. 768 of 2024. John M. Holt, Jr., Extrx., 108 Daisy Lane, Wexford, PA 15090 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
24-00274w Feb 9, 16, 23, 2024

Janakis, Pauline, deceased, of Pittsburgh, PA. No. 0028 of 2024. Lisa Purnell, Extrx., 625 Dettmar Ave., Baden, PA 15005 or to Elizabeth M. Tarasi, Esq., Tarasi & Tarasi, P.C., 510 3rd Ave., 2nd Fl., Pittsburgh, PA 15219.
24-00461 Feb 9, 16, 23, 2024

Maderic, Michael, deceased, of Bridgeville, PA. No. 07744 of 2023. Kathleen Maderic, Admrx., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.
24-00276w Feb 9, 16, 23, 2024

McCandless, Dolores H., deceased, of Pittsburgh, PA. No. 00612 of 2024. Beth E. McCandless, Extrx., 106 Saybrook Harbor, Bradford Woods, PA 15015 or to Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222.
24-00456 Feb 9, 16, 23, 2024

Rosner, Hilda, deceased, of Pittsburgh, PA. No. 00213 of 2024. Beth Rosner, Extrx., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
24-00268w Feb 9, 16, 23, 2024

Shiflet, Sherman J., deceased, of Pittsburgh, PA. No. 00669 of 2024. F. Keith Shiflet, Extrx., 226 Sunny Drive, Pittsburgh, PA 15236 or to Jay N. Silberblatt, Esq., Silberblatt Mermelstein PC, 1501 Ardmore Blvd., Suite 101, Pittsburgh, PA 15221.
24-00273w Feb 9, 16, 23, 2024

Shue, Jr., Wilmer E., deceased, of Scott Township, PA. No. 07787 of 2023. Annette McGanka, Extrx., 695 Robinwood Drive, Pittsburgh, PA 15216 or to Jessica Quinn-Horgan, Esq., 1910 Cochran Road, Suite 460, Pittsburgh, PA 15220.
24-00275w Feb 9, 16, 23, 2024

Tarasi, Jr., Louis M., deceased, of Sewickley, PA. No. 0070 of 2024. Elizabeth M. Tarasi, Extrx., c/o Tarasi & Tarasi, P.C., 510 3rd Ave., 2nd Fl., Pittsburgh, PA 15219.
24-00460 Feb 9, 16, 23, 2024

Caridi, Marion C., deceased, of Pittsburgh, PA. No. 006196 of 2020. Gregory Caridi, Extrx., 203 Glen Andrews Dr., Apt. B, Glenshaw, PA 15116 or to Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15137.
24-00313 Feb 2, 9, 16, 2024

Dawson, Samuel B. a/k/a Samuel Dawson, deceased, of Munhall, PA. No. 7076 of 2023. Toni Bruce, Extrx., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.
24-00308 Feb 2, 9, 16, 2024

Dugan, Sean M., deceased, of Springdale, PA. No. 08485 of 2024. Deborah J. Kandziolka, Admrx., 2018 Mohican Court, Cheswick, PA 15024 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
24-00218w Feb 2, 9, 16, 2024

Gnoth, Edward L., deceased, of Mount Pleasant, PA. No. 08702 of 2023. James N. Gnoth, Extrx., 1005 Timberglen Drive, Imperial, PA 15126 or to Tiffany York, Esq., Law Office of Tiffany E. York, PLLC, PO Box 177, Beaver, PA 15009.
24-00219w Feb 2, 9, 16, 2024

Grochalski, Robert F., deceased, of Pittsburgh, PA. No. 0363 of 2024. Anthony M. Ceoffe, Extrx., 3453 Ridgway Street, Pittsburgh, PA 15213 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
24-00310 Feb 2, 9, 16, 2024

Hans, Althea E., deceased, of Collier Township, PA. No. 00180 of 2024. Althea H. Kowalo, Extrx., 151 Cowden Road, McDonald, PA 15057 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-00315 Feb 2, 9, 16, 2024

Kalupanov, William F., deceased, of Munhall, PA. No. 7659 of 2023. Margaret Kalupanov, Admrx., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.
24-00309 Feb 2, 9, 16, 2024

Konop, Winifred, deceased, of Plum, PA. No. 00617 of 2024. Ruth Lorraine Wolosencuk, Extrx., 311 Georgetown Lane, Export, PA 15632 or to William G. Merchant, Esq., Papernick & Gefsky, LLC, 301 Grant Street, 34th Floor, Pittsburgh, PA 15219.
24-00227w Feb 2, 9, 16, 2024

McCarthy, Mary M., deceased, of Whitehall Borough, PA. No. 0450 of 2024. Timothy S. McCarthy, Extrx., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00221w Feb 2, 9, 16, 2024

Murphy, Patrick Shawn, deceased, of Reserve Township, PA. No. 08313 of 2023. Patricia A. Richards, Admrx., 249 Princeton Avenue, Pittsburgh, PA 15229 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
24-00314 Feb 2, 9, 16, 2024

Sauer, John Earl a/k/a John E. Sauer, deceased, of Franklin Park Borough, PA. No. 00560 of 2024. Michael P. Sauer, Extrx., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
24-00224w Feb 2, 9, 16, 2024

Schram, Denise J. a/k/a Denise Joyce Schram, deceased, of Pittsburgh, PA. No. 00413 of 2024. Donna Brevard, Co-Extrx., 5708 Rippey Street, Pittsburgh, PA 15206 and Doreen Tumminello, Co-Extrx., 2854 Anderson Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
24-00223w Feb 2, 9, 16, 2024

Sharpless, Dorothy, deceased, of Pittsburgh, PA. No. 08155 of 2024. Janet Sharpless, Extrx., 7335 McClure Avenue, Pittsburgh, PA 15218.
24-00217w Feb 2, 9, 16, 2024

Soroka, Richard D., deceased, of Wexford, PA. No. 00090 of 2022. Bradley T. Soroka, Extrx., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00228w Feb 2, 9, 16, 2024

Soroka, Walter, deceased, of Baldwin Borough, PA. No. 0614 of 2024. Bradley T. Soroka, Extrx., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00225w Feb 2, 9, 16, 2024

Sullivan, Lawrence E., deceased, of Oakmont, PA. No. 0383 of 2024. Mary Ellen Sullivan, Extrx., 1409 Glade Fork Road, Mannington, WV 26582 or to Jeanine M. Francis, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
24-00307 Feb 2, 9, 16, 2024

Young, James P., deceased, of Avalon Borough, PA. No. 0304 of 2024. Alyson M. Young, Extrx., 100 Jarod Drive, Moon Township, PA 15108 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
24-00316 Feb 2, 9, 16, 2024

Zissis, Anthony, deceased, of Pittsburgh, PA. No. 08608 of 2023. Georgea Spire, Extrx., 329 East First St., #415, Dayton, OH 45402 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.
24-00306 Feb 2, 9, 16, 2024

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania / Elizabeth Forward School District, Plaintiff, v. James A. Griffith, Martha L. Griffith, husband and wife, and Irving Pressman, Defendants. No. GD-23-013407. / Civil Action - Quiet Title to 1000 Weigles Hill Road, Elizabeth, Pennsylvania, 15037 (Elizabeth Twp. 1417-C-043); 0 Scenery Drive, Elizabeth, PA 15037 (Elizabeth Twp. 1417-L-003); 0 Scenery Drive Elizabeth, PA 15037 (Elizabeth Twp. 1417-L-089); 1860 Scenery Drive, Elizabeth, PA 15037 (Elizabeth Twp. 1417-H-006)

NOTICE

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
<https://www.getappittsburghlawyer.com>
24-00544 Feb 16, 2024

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania
In Re: Anthony C. Gilmore
Bankruptcy Number: 23-21171 CMB
Notice of Sale To Creditors And Other Parties In Interest

Notice is hereby given that Kenneth Steidl, Attorney for the Debtors, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtor, Anthony C. Gilmore, have received an offer of \$133,00.00 with a seller assist of \$7,980.00 for the Debtor's real property being known as 56 Bascom Ave.,

Pittsburgh, PA 15214 in Allegheny County free and clear of all liens and encumbrances.

A hearing will be held in Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on March 7, 2024 at 10:30 A.M. for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted. The Court will consider any upset bid exceeding \$125,020.00.

Additional information is available at the office of the Debtor's attorney, Kenneth Steidl, Esquire, Steidl and Steinberg, Suite 2830, Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.
24-00573 Feb 16, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-014060. In re: Petition of Gregory Michael Mucha, for change of name to Jarek Michael Mucha. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 13, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. John F. Morris, Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202, Ph: 412-281-3007, Attorney for Petitioner.
24-00342w Feb 16, 2024

Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of certain parcels of land in the boroughs West View, Verona, Port Vue, North Braddock, White Oak, and the City of Clairton, Allegheny County, Pennsylvania, being property of:

Case No: GD-24-001518

John J. Jordan, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of West View, Allegheny County, PA, located at Bronx Avenue, Being designated as Block and Lot No. 279-G-94 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-001507

John Riscoe, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Verona, Allegheny County, PA, located at 845 2nd St., Being designated as Block and Lot No. 364-H-272 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-001506

Mary Ann Bench, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Port Vue, Allegheny County, PA, located at 1124 Burbank Rd., Being designated as Block and Lot No. 383-P-90 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-001517

Estate Of Robert S. Sadler, Deceased, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at East St., Being

designated as Block and Lot No. 301-K-59 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-001520

James K. Fisher and G. Mildred Fisher, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of White Oak, Allegheny County, PA, located at 110 Park Way, Being designated as Block and Lot No. 460-P-147 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-24-001531

Lois J. Diana, Administratrix of the Estate of George M. Medved, Deceased, her heirs, executors, administrators, successors, assigns, United States of America and Internal Revenue Service, or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the City of Clairton, Allegheny County, PA, located at 43 N. 4th St., Being designated as Block and Lot No. 764-H-39 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 7th day of February, 2024, for Docket Nos. GD-24-001518, GD-24-001507, GD-24-001506, GD-24-001517, GD-24-001520, GD-24-001531, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on the 24th day of August, 2023, condemned the property referred to above at GD-24-001518, GD-24-001507, in the Borough of West View, and the Borough of Verona; and by Resolution duly adopted on the 23rd day of March, 2023, condemned the property referred to above at, GD-24-001506, GD-24-001517; in the Borough of Port Vue and the Borough of North Braddock, and by Resolution duly adopted on the 21st day of December, 2023, condemned the property referred to above at, GD-24-001520; in the Borough of White Oak; and by Resolution duly adopted on the 27th day of April, 2023, condemned the property referred to above at, GD-24-001531; in the City of Clairton and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of West View, Verona, Port Vue, North Braddock, White Oak and the City of Clairton.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, Suite 500, 436 Seventh Avenue, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
24-00545 Feb 16, 2024

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

U Choose We Move LLC vs Tru-Stone Trucking LLC, Rose Leon; AR-24-000563; Contract - Buyer Plaintiff; Complaint; 19365.15; Atty(s): Gailey Matthew D.

Progressive Advanced Insurance Company vs Brenneman Alexis G.; AR-24-000565; Motor Vehicle Accident; Complaint; 3395.11; Atty(s): Dougherty Michael J.

Powe D.D.S. MSC John Dr. vs Chapman D.D.S. PLLC Don Dr.; AR-24-000566; Employment Dispute - Other; Complaint; 44000.00; Atty(s): Corcoran Jr. John P.

McKinley Lynne T, Mirror Productions LLC vs Janus Realty Advisors, Angelo Anita; AR-24-000567; Contract - Buyer Plaintiff; Complaint; 1400.00; Atty(s): Pro Se

Byrnes Thomas D. vs Ford Motor Company; AR-24-000568; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Williams David vs Hammond Leslie, Ostronic Services LLC; AR-24-000569; Contract - Debt Collection; Defendant's Appeal of MDJ; 4567.82; Atty(s): Pro Se

Busch James, Corwin James vs Anderson Chad, Anderson Donald; AR-24-000570; Contract - Debt Collection; Defendant's Appeal of MDJ; 7392.25; Atty(s): Pro Se

Hunting Ridge Community Services Association vs Compton C. Scott; AR-24-000571; Contract - Other; Complaint; 2413.45; Atty(s): Jug Jr. Fred C.

Josefczyk Ronald vs Munroe Towers; AR-24-000572; Motor Vehicle Accident; Complaint from MDJ Decision; Atty(s): Wakefield Kathryn M

Atlantic States Insurance Company vs Polowsky Jeremy; AR-24-000573; Motor Vehicle Accident; Complaint; 39114.06; Atty(s): Bederman Eugene

Allegheny County Southwest Tax Collection District vs Cappabianco Gina; AR-24-000574; Allegheny County Tax; Complaint; 2646.37; Atty(s): Monti Richard A.

Allegheny County Southwest Tax Collection District vs Barrantes Manuel; AR-24-000575; Allegheny County Tax; Complaint; 1071.28; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Southwest Tax Collection District vs Berg Stephanie L.; AR-24-000576; Allegheny County Tax; Complaint; 2688.58; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Southwest Tax Collection District vs Kunzelman Lawrence D.; AR-24-000577; Allegheny County Tax; Complaint; 3997.65; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Southwest Tax Collection District vs King-Pemberton Tina; AR-24-000578; Allegheny County Tax; Complaint; 4084.97; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Southwest Tax Collection District vs Perry Andrew L.; AR-24-000579; Allegheny County Tax; Complaint; 2326.48; Atty(s): Monti Richard A., Scherer David L.

Discover Bank vs Delligatti Patricia; AR-24-000580; Contract - Credit Card; Plaintiff's Appeal of MDJ; 8719.08; Atty(s): Urban Matthew D.

Allegheny County Central Tax Collection District vs Goessler Charles J; AR-24-000581; Allegheny County Tax; Complaint; 1058.08; Atty(s): Monti Richard A., Scherer David L.

McNeely James C. vs Chen Anne, Chen Bill; AR-24-000582; Contract - Debt Collection; Defendant's Appeal of MDJ; 3879.26; Atty(s): Reichart Gregory Michael

Allegheny County Central Tax Collection District vs Benson Carl M.; AR-24-000583; Allegheny County Tax; Complaint; 5266.97; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Douty Maura; AR-24-000584; Allegheny County Tax; Complaint; 6484.05; Atty(s): Monti Richard A., Scherer David L.

Allegheny County Central Tax Collection District vs Vincente Perez Josue A; AR-24-000585; Allegheny County Tax; Complaint; 1297.37; Atty(s): Monti Richard A., Scherer David L.

Donegal Mutual Insurance Company vs Groundwork Operations LLC; AR-24-000586; Other Tort; Complaint; 25000.00; Atty(s): Bederman Eugene

American Express National Bank vs Kambi Louis; AR-24-000587; Contract - Credit Card; Exhibits; 11183.29; Atty(s): Odstrchel Martin E.

Eaves Anthony, Hughes Jerry vs BetRivers.com, Rush Street Interactive Inc., Rush Street Interactive PA L.L.C., Schwartz Richard, Walton Street Capital L.L.C., Mogentale Eric C., High Pitt Gaming L.P., Keena Bill, Holdings Acquisition Co L.L.C., Rush Street Gaming L.L.C., Allan Erin, Drekhoff Timothy, Arndt Marc, Pennsylvania Gaming Control Board, Bluhm Neil, BetRivers; AR-24-000589; Against Property Owner; Petition to Proceed IFP; Atty(s): Pro Se

Eaves Anthony, Hughes Jerry vs Rush Street Interactive Inc., BetRivers.com, Rush Street Interactive PA LLC, Schwartz Richard, Walton Street

Capital LLC, Mogentale Eric C., High Pitt Gaming L.P., Keena Bill, Holdings Acquisition Co. L.P.C., Rush Street Gaming LLO, BetRivers.com, Allan Erin, Drekhoff Timothy, Arndt Marc, Pennsylvania Gaming Control Board, Bluhm Neil; AR-24-000590; Against Property Owner; Petition to Proceed IFP; Atty(s): Pro Se

State Farm Mutual Automobile Insurance Company vs Peluso Angelena, Peluso Michael; AR-24-000592; Motor Vehicle Accident; Complaint; 4663.20; Atty(s): Allen Robert W.

TD Bank USA N.A. vs Howard Charlene M.; AR-24-000593; Contract - Credit Card; Complaint; 14346.31; Atty(s): Morris Gregg L

Synchrony Bank vs Milliner Janice L.; AR-24-000594; Contract - Credit Card; Complaint; 14310.97; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

National Collegiate Student Loan Trust 2007-1 vs Bacharach Laine E., Bacharach Phillip A; AR-24-000595; Contract - Debt Collection; Complaint; 20729.17; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

Cleanup Services Inc. vs Davis Michael, Singh Makhan, Singh Mathilda; AR-24-000596; Contract - Debt Collection; Complaint; 4135.90; Atty(s): McKenna Mark F

Citibank N.A. vs Gibson Trey; AR-24-000597; Contract - Credit Card; Exhibits; 2981.42; Atty(s): Pomy Matthew Weston

Village of Shadyside Community Association vs Pasula Victoria; AR-24-000598; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

Mayer Tracey M. vs Electric Heights Housing Associatio; AR-24-000599; Other Tort; Praecipec for Appearance; 50000.00; Atty(s): Rosner Anthony L

State Farm Mutual Automobile Insurance Company vs Premium Velocity Auto LLC, Pittsburgh Lubes Inc.; AR-24-000600; Motor Vehicle Accident; Complaint; 4230.89; Atty(s): Allen Robert W.

Allegheny Health Network vs Didominic Anthony; AR-24-000601; Contract - Debt Collection; Complaint; 35043.31; Atty(s): Powlus Justice W., Audley Sean P

Montour Heights Country Club vs Marchionda M.D. Michael J.; AR-24-000602; Contract - Debt Collection; Complaint; 1978.59; Atty(s): Renner S. Todd

American Express National Bank vs Acklin David; AR-24-000603; Contract - Credit Card; Exhibits; 13382.40; Atty(s): Odstrchel Martin E.

State Farm Mutual Automobile Insurance Company vs Avis Rent A Car System LLC; AR-24-000604; Contract - Other; Complaint; 1516.68; Atty(s): Allen Robert W.

Gonzaga Genesis vs Progressive; AR-24-000605; Motor Vehicle Accident; Complaint; 5000.00; Atty(s): Self-Represented
Zelaya Diaz Ivan Josue vs Buildacres Inc.; AR-24-000606; Contract - Other; Complaint; 10230.00; Atty(s): Orsatti Ernest B

Community Management Group Inc. vs Landings at Treedale Condominium Association Inc.; AR-24-000607; Contract - Debt Collection; Complaint; 9393.60; Atty(s): Butcher Joseph F.

American Express National Bank vs Tesesco Alfred; AR-24-000608; Contract - Credit Card; Exhibits; 11939.51; Atty(s): Odstrchel Martin E.