

## 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 Kirn, 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 Piero, 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

SA-0001513-23; Comm. of PA vs Jennifer Lynn Ciancio; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001368-23; Comm. of PA vs Darian Flatley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001509-23; Comm. of PA vs Mario Wyatt Grissom; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001510-23; Comm. of PA vs Mario Wyatt Grissom; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000014-24; Comm. of PA vs Stanford J. Hayden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000020-24; Comm. of PA vs Brian William Ingram; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000005-24; Comm. of PA vs Julio Barbosa Johnson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000011-24; Comm. of PA vs Brandon Thomas Kisak; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000006-24; Comm. of PA vs Russell Andrew Miller; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001360-23; Comm. of PA vs Robert Mock; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000017-24; Comm. of PA vs Marcus Lawrence Moore; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001430-23; Comm. of PA vs Kelly A. Novoselski; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001546-23; Comm. of PA vs Operation Better Block; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000010-24; Comm. of PA vs Kevin Thomas Petted; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000022-24; Comm. of PA vs Kristen M. Ruhle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001176-23; Comm. of PA vs Aiden David Siwik; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001539-23; Comm. of PA vs Jonathan Storm Steinkopf; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000019-24; Comm. of PA vs Fred C. Uzelac; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001431-23; Comm. of PA vs Oscar Gutierrez Velazquez; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001251-23; Comm. of PA vs David Charles Whitmer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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 Sommerset 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 mortgage**

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.

### Frazier

#### 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 Frazier: 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 & 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 Hamil 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.

- 54. ERUS Holdings, LLC, Owner and Terre Tenant**  
GD-23-011840—\$32,783.19  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and one-half story frame commercial building being known and numbered as 949 Perry Highway, Pittsburgh, Pennsylvania 15237. Block and Lot Number 0429-H-00097-0000-00.

**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. Vittit, 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.

#### Wilkinsburg

#### 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 Wilkinsburg: 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 Wilkinsburg: 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 TSPGH 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 Goettel

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](http://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:

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., Sutter Williams, 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 Brottish, Extr., 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, Extr., 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., Extr., 108 Daisy Lane, Wexford, PA 15090 or to Brock A. 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, Extr., 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, Extr., 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, Extr., 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

Shifflet, Sherman J., deceased, of Pittsburgh, PA. No. 00669 of 2024. F. Keith Shifflet, Extr., 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, Extr., 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, Extr., 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. 06196 of 2020. Gregory Caridi, Extr., 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 15317.  
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, Extr., 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, Extr., 1005 Timbergen 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, Extr., 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, Extr., 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, Extr., 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, Extr., 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, Extr., 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-Extr., 5708 Rippey Street, Pittsburgh, PA 15206 and Doreen Tumminello, Co-Extr., 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, Extr., 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, Extr., 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, Extr., 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, Extr., 1409 Glade Fork Road, Mannington, WV 26582 or to Jeanine M. Franciscus, 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. 00304 of 2024. Alyson M. Young, Extr., 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. Georgia Spires,

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Extr., 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

Andrus, Ronald James, deceased, of McKees Rocks, PA. No. 05840 of 2022. Richard J. Andrus, Admr., 513 Delmar Road, Bradford Woods, PA 15015 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.

24-00229 Jan 26; Feb 2, 9, 2024

Baehr, Clara C., deceased, of Pittsburgh, PA. No. 00397 of 2024. James M. Baehr, Extr., 433 Arden Road, Pittsburgh, PA 15216-1464 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

24-00164w Jan 26; Feb 2, 9, 2024

Baum, Raymond G., deceased, of Pittsburgh, PA. No. 04124 of 2023. Patricia Baum, Admr., c.t.a., 250 Stevens Dr., Apt. 303, Pittsburgh, PA 15237 or to George P. Geyer, Jr., Esq., 4106 Butler Street, Pittsburgh, PA 15201.

24-00231 Jan 26; Feb 2, 9, 2024

Bernens, Jean K., deceased, of Upper St. Clair, PA. No. 00465 of 2024. Elizabeth J. Bernens, Co-Extr. and Donald L. Bernens, Jr., Co-Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

24-00165w Jan 26; Feb 2, 9, 2024

Bonccek, Robert Andrew a/k/a Robert A. Bonccek a/k/a Robert Bonccek, deceased, of McKeesport, PA. No. 00070 of 2024. Glenn R. Bonccek, Extr., 2711 Liberty Way, McKeesport, PA 15133.

24-00227 Jan 26; Feb 2, 9, 2024

Canavan, Anthony John, deceased, of Pittsburgh, PA. No. 00135 of 2024. Lynda A. Curdie, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-00228 Jan 26; Feb 2, 9, 2024

Demeter, Gary Paul a/k/a Gary P. Demeter a/k/a Gary Demeter, deceased, of Pittsburgh, PA. No. 00445 of 2024. Slade R. Miller, Admr. and Atty., Miller & Miller, LLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00158w Jan 26; Feb 2, 9, 2024

Evans, Janet Daschbach Mary a/k/a Janet D. Evans a/k/a Janet Evans, deceased, of Pittsburgh, PA. No. 08046 of 2023. Linda A. Staab, Admr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

24-00237 Jan 26; Feb 2, 9, 2024

Guthrie, Dwight J., deceased, of Gibsonia, PA. No. 07479 of 2023. Michael D. Guthrie, Extr., 47187 Sundback Road, Spartansburg, PA 16434.

24-00159w Jan 26; Feb 2, 9, 2024

Haynes, Irene H. a/k/a Irene Helen Haynes, deceased, of West Mifflin, PA. No. 00272 of 2024. Michelle Kenney, Extr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-00222 Jan 26; Feb 2, 9, 2024

Helmstaedter, Paul G., deceased, of McCandless Township, PA. No. 00217 of 2024. Craig E. Helmstaedter, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-00223 Jan 26; Feb 2, 9, 2024

Kenna, Carol A., deceased, of Pittsburgh, PA. No. 08320 of 2023. Jessica L. Kelly, Admr., 3002 Churchview Avenue, #2, Pittsburgh, PA 15227 or to James P. Shields,

Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00242 Jan 26; Feb 2, 9, 2024

King, Earl E., deceased, of McKeesport, PA. No. 00015 of 2024. Cora King Panian, Extr., 131 Buttercup School Road, Renfrew, PA 16053 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-00221 Jan 26; Feb 2, 9, 2024

Lagrotteria, Charlotte, deceased, of Penn Hills, PA. No. 00243 of 2024. Gregory A. Lagrotteria, Admr., 553 Foltz Drive, Verona, PA 15147 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, LLC, Centre City Tower, 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

24-00230 Jan 26; Feb 2, 9, 2024

Mackie, Sandra A. a/k/a Sandra Mackie, deceased, of Gibsonia, PA. No. 08580 of 2023. Dennis Mackie, Admr., 5182 Hardt Road, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00166w Jan 26; Feb 2, 9, 2024

Matassa, Jr., James R. a/k/a James R. Matassa, deceased, of Indiana Township, PA. No. 08633 of 2023. Jaycee L. Stein, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

24-00234 Jan 26; Feb 2, 9, 2024

McMasters, Jack S. a/k/a Jack McMasters a/k/a Jack Mc Masters, deceased, of Plum Borough, PA. No. 00337 of 2024. Scott J. McMasters, Extr., 433 Shady Drive, Grove City, PA 16127 or to Amy E. Molloy, Esq., Molloy Law, LLC, 15 Woodland Center Drive, Grove City, PA 16127.

24-00161w Jan 26; Feb 2, 9, 2024

Owens, Clifton E., deceased, of McKees Rocks, PA. No. 06723 of 2023. Kristin A. Owens, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-00233 Jan 26; Feb 2, 9, 2024

Pavlick, David A., deceased, of Glenshaw, PA. No. 00356 of 2024. Steven Pavlick, Admr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

24-00238 Jan 26; Feb 2, 9, 2024

Phillips, Barbara Ann a/k/a Barbara A. Phillips a/k/a Barbara Phillips, deceased, of Harrison Township, PA. No. 00316 of 2024. Howard F. Boehm, Jr., Extr., 11122 Quail Canyon Road, El Cajon, CA 92021 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00240 Jan 26; Feb 2, 9, 2024

Rowan, Jean E. a/k/a Jean Edith Rowan, deceased, of Pittsburgh, PA. No. 07906 of 2023. James David Rowan, Extr., 1642 Sockless Rd., Dandridge, TN 37725 or to George P. Geyer, Jr., Esq., 4106 Butler Street, Pittsburgh, PA 15201.

24-00232 Jan 26; Feb 2, 9, 2024

Spadaro, Peter R., deceased, of Upper St. Clair, PA. No. 7977 of 2023. Maria L. Spadaro, Extr., 30 Rex Drive, Asheville, NC 28806 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-00235 Jan 26; Feb 2, 9, 2024

Springer, Ryan Arthur a/k/a Ryan A. Springer, deceased, of West Mifflin, PA. No. 07582 of 2023. Carolyn L. Pokorny, Admr., 418 Gill Hall Road, Jefferson Hills, PA 15033 or to Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033.

24-00245 Jan 26; Feb 2, 9, 2024

Valchar, Roseann a/k/a Rose A. Valchar a/k/a Rose Ann Valchar, deceased, of O'Hara, PA. No. 0275 of 2024. Kathleen Valchar, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.

24-00236 Jan 26; Feb 2, 9, 2024

Waronsky, Mary G., deceased, of Avalon, PA. No. 07091 of 2023. Paul R. Waronsky, Extr., 8673 W. Barkhurst Drive, Pittsburgh, PA 15237 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00244 Jan 26; Feb 2, 9, 2024

Watson, Gladys M., deceased, of Pittsburgh, PA. No. 08532 of 2023. Donald G. Fink, Co-Extr., 271 Cecil-Sturgeon Road, McDonald, PA 15057, Gladys M. Channell, Co-Extr., 525 Orchard Street, Carnegie, PA 15106, Dennis J. Kohlmyer, Co-Extr., 191 Latonka Drive, Mercer, PA 16137 and Cheryl A. Boyd, Co-Extr., 1218 Oak Ridge Road, McDonald, PA 15057 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.

24-00243 Jan 26; Feb 2, 9, 2024

Weaver, Gail L. a/k/a Gail Latterman Weaver, deceased, of Pittsburgh, PA. No. 00020 of 2024. Margie Hammer Lieber, Extr., c/o Pernille Frankmar, Esq., Lieber Hammer Huber & Paul, P.C., 1722 Murray Avenue, Fl. 2, Pittsburgh, PA 15217.

24-00226 Jan 26; Feb 2, 9, 2024

Wilkes, Edward a/k/a Edward A. Wilkes, deceased, of Pittsburgh, PA. No. 00125 of 2024. Erik Cooley, Admr., 744 Wheatland Circle, Bridgeville, PA 15017 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00241 Jan 26; Feb 2, 9, 2024

Wiser, Nicholas Scott, deceased, of Brentwood, PA. No. 07917 of 2022. Gary Wiser, Admr., c/o Mildred B. Sweeney, Esq., and Heather M. Papp-Sicignano, Esq., Sweeney Law Offices, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.

24-00239 Jan 26; Feb 2, 9, 2024

Zilen, Mary Eleanor, deceased, of Pittsburgh, PA. No. 00327 of 2024. Robert Lavery, Extr., 2505 Yale Ave., Apt. 1, Seattle, WA 98102 or to Jillian F. Zacks, Esq., Zacks Trust & Estate Law LLC, 4927 William Flinn Hwy., Allison Park, PA 15101.

24-00160w Jan 26; Feb 2, 9, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000239. In re: Petition of Miriam Lewis, for change of name to Mary Lewis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 28, 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.

24-00277w Feb 9, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-12512. In re: Petition of JeNeane Ellen Solenday, for change of name to JeNeane Gentile Kelly. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 28, 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.

24-00471 Feb 9, 2024

#### Fictitious Name Registration

David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Shivers Shaved Ice, with its principal office or place of business at 3638 Crestview Drive, Gibsonia, PA 15044. The names and addresses of all persons who are parties to the registration are: Sprink and Jimmy's LLC, 3638 Crestview Drive, Gibsonia, PA 15044.

24-00270w Feb 9, 2024

#### Notice of Condemnation

Notice of Presentation of Petition Requesting Order for Possession In the Court of Common Pleas of Allegheny County, Pennsylvania

In Re: The Condemnation by the County of Allegheny of a Certain Parcel of Land Located in East Deer Township, Allegheny County, Pennsylvania Required to Reconstruct a Wall on Baileys Run Road (County Road 3093-00)

Condemnee: Orris Fuel, Inc., as its Interest May Appear

Civil Division - GD-23-13649

Estimated Just Compensation: \$1,600.00

Name of Condemnee: Orris Fuel, Inc.,

address unknown.

Name & Address of Condemnor: Allegheny County, ("County") 101 Courthouse, 436 Grant St., Pittsburgh, PA 15219.

Identification of Parcel of Land: Portions of Block & Lot No. 1087-P-310 consisting of 2,545 square feet as "Temporary Construction Easement" as depicted in Plans HWY, Volume 194 at Page 59.

Take Notice that pursuant to Sections 307 and 522 of the Pennsylvania Eminent Domain Code, 26 Pa. C.S.A. §§ 307 and 522, the County of Allegheny will, on March 14, 2024 at 9:30 a.m., present to the Motions Judge of the Court of Common Pleas of Allegheny County, Civil Division, a Petition Requesting Order for Possession Upon Condemnor's Tender of Estimated Just Compensation to the Department of Court Records. The identity of the Motions Judge then presiding can be ascertained in the City County Building located at 414 Grant Street, Pittsburgh, PA 15219 on the date of presentation either in the Department of Court Records/Civil Family Division located on the 1st floor or in the Assignment Room located on the 7th floor. At the time of presentation, the County will request the Court to authorize the payment into Court of the County's estimate of just compensation, as identified above, and the entry of an Order granting the County possession of the subject property. The County's Petition including a proposed schedule of distribution and proposed Court Order may be viewed in the Department of Court Records/Civil Family Division prior to the date of presentation. Any moneys which the Court may direct be paid into Court will be held by the Department of Court Records/Civil Family Division until further Order directing payment of said amounts to the Condemnees and/or persons entitled thereto pursuant to 26 Pa.C.S.A. §§ 521 and 522.

Rosalyn Guy-McCorkle

County Solicitor

24-00492 Feb 9, 2024



## Notice of Condemnation

Notice of Presentation of Petition  
Requesting Order for Possession  
in the Court of Common Pleas of Allegheny  
County, Pennsylvania

In Re: The Condemnation by the County  
of Allegheny of a Certain Parcel of Land  
Located in Elizabeth Township, Allegheny  
County, Pennsylvania Required for the  
Replacement of Douglass Run Bridge No. 19  
Located on Round Hill Road (County Road  
4269-01)

Condemnees: Heirs of John Frickanisce and  
Anna Frickanisce, Husband and Wife, as  
Their Interest May Appear  
Civil Division - GD-23-13656

Estimated Just Compensation: \$300.00

Name of Condemnees: Heirs of John  
Frickanisce and Anna Frickanisce, addresses  
unknown.

Name & Address of Condemnor:  
Allegheny County, ("County") 101  
Courthouse, 436 Grant St., Pittsburgh, PA  
15219.

Identification of Parcel of Land: Portions  
of Block & Lot No. 1570-N-323 consisting of  
1,386 square feet as "Required Right-of-Way,  
and 806 square feet as "Temporary  
Construction Easement" as depicted in Plans  
HWY, Volume 194 at Page 46.

Take Notice that pursuant to Sections 307  
and 522 of the Pennsylvania Eminent  
Domain Code, 26 Pa. C.S.A §§ 307 and 522,  
the County of Allegheny will, on March 14,  
2024 at 9:30 a.m., present to the Motions  
Judge of the Court of Common Pleas of  
Allegheny County, Civil Division, a Petition  
Requesting Order for Possession Upon  
Condemnor's Tender of Estimated Just  
Compensation to the Department of Court  
Records. The identity of the Motions Judge  
then presiding can be ascertained in the City  
County Building located at 414 Grant Street,  
Pittsburgh, PA 15219 on the date of  
presentation either in the Department of  
Court Records/Civil Family Division located  
on the 1st floor or in the Assignment Room  
located on the 7th floor. At the time of  
presentation, the County will request the  
Court to authorize the payment into Court of  
the County's estimate of just compensation,  
as identified above, and the entry of an  
Order granting the County possession of the  
subject property. The County's Petition  
including a proposed schedule of  
distribution and proposed Court Order may  
be viewed in the Department of Court  
Records/Civil Family Division prior to the  
date of presentation. Any moneys which the  
Court may direct be paid into Court will be  
held by the Department of Court  
Records/Civil Family Division until further  
Order directing payment of said amounts to  
the Condemnees and/or persons entitled  
thereto pursuant to 26 Pa.C.S.A. §§ 521 and  
522.

Rosalyn Guy-McCorkle  
County Solicitor  
24-00493 Feb 9, 2024

Voluntary Dissolution  
Professional Corporation

Dissolution - Notice Is Hereby Given That  
the Shareholders and the Board of Directors  
of Gastroenterology Associates of Pittsburgh,  
P.C., a PA professional corporation, with a  
registered address at Arcadia Center  
Building, Ste. 307, 9401 McKnight Rd.,  
Pittsburgh, PA 15237 have approved a  
proposal that the corporation voluntarily  
dissolve, and that the Board of Directors is  
now engaged in winding up and settling the  
affairs of the corporation under the  
provisions of Section 1975 of the PA  
Corporation Law of 1988, as amended. Fox  
Rothschild LLP, Solicitors, 747 Constitution  
Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-  
0673.

24-00422 Feb 2, 9, 2024

## CIVIL DIVISION

## Arbitration Awards

(Continued from Page 1, Column 2)

**Portfolio Recovery Associates, LLC**  
vs Hedderman; AR-23-005414; P-atty: Robert N. Polas, Jr.; D-atty: Eugene D. Frank; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Portfolio Recovery Associates, LLC**  
vs Thomas; AR-23-005415; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$563.28. Defendant failed to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Portfolio Recovery Associates, LLC**  
vs Gee; AR-23-005428; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$2,068.03. Defendant failed to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Portfolio Recovery Associates, LLC**  
vs Passione; AR-23-005434; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$608.38. Defendant failed to appear at 10:11 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Portfolio Recovery Associates, LLC**  
vs Porter; AR-23-005435; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$4,791.67. Defendant failed to appear at 10:06 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Portfolio Recovery Associates, LLC**  
vs Slatton; AR-23-005436; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$3,062.25. Defendant failed to appear at 10:07 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Portfolio Recovery Associates, LLC**  
vs Shaw, Jr.; AR-23-005437; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$3,607.86. Defendant failed to appear at 10:08 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Cavalry SPV I, LLC** vs Morris; AR-23-005440; P-atty: David J. Apothaker; D-atty: Travis A. Gordon; Award for Defendant and against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**Morgan** vs Biagini, et al; AR-23-004885; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$2,000.00 against Marc Biagini and Tanya Danko. Defendant Tanya Danko not appearing. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40342

**Portfolio Recovery Associates, LLC**  
vs Jones; AR-23-005385; P-atty: Robert N. Polas, Jr.; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$1,282.50. Defendant failed to appear at 10:02 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 02/05/24. Arbitration Board #40343

**PNC Bank National Association** vs Anderson; AR-23-005517; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$15,013.39. Defendant failed to appear 10:26 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**Cason Construction, Inc.** vs Quality A & A Construction, LLC; AR-23-003810; P-atty: D. Scott Lautner; D-atty: Jeffrey C. Catanzarite; Award for Plaintiff in the amount of \$1,307.51 and against Defendant. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**LVNV Funding, LLC** vs Burris; AR-23-003878; P-atty: Christopher B. Carfagno; Award Ex Parte. Plaintiffs are awarded \$15,667.71. Defendant failed to appear 10:22 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**PNC Bank National Association** vs Jones; AR-23-004270; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$8,441.26. Dated 12/18/23. For failure of Defendant to appear at 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40287

**Cavalry SPV I, LLC** vs Bonant; AR-23-005446; P-atty: David J. Apothaker; D-atty: Shane L. Weaver; Non Jury Verdict Dated 02/06/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Portfolio Recovery Associates, LLC**  
vs Bush; AR-23-005452; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$3,126.94. Defendant not appearing at 10:12 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**Portfolio Recovery Associates, LLC**  
vs Limcaco; AR-23-005455; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$2,557.16. Defendant not appearing at 10:18 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**DTM Lincoln, Inc.** vs Volpe; AR-23-001657; P-atty: Jeffrey D. Ries; D-atty: Sean Riley; Non Jury Verdict Dated 02/06/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$19,172.28 plus costs. Defendant not appearing. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Thomas** vs God Be the Glory Family Trust; AR-23-003063; P-atty: Franklin L. Robinson, Jr.; D-atty: Nicholas R. DiNardo; Award for Defendant and against Plaintiff. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345

**Portfolio Recovery Associates, LLC**  
vs Swartz; AR-23-005457; P-atty: Robert N. Polas, Jr.; D-atty: Eugene D. Frank; Award for Defendant against Plaintiff. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345

**Citibank, N.A.** vs Panza; AR-23-005464; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award Ex Parte for the Plaintiff Citibank and against Defendant Panza in

the amount of \$2,927.84 plus any costs. Defendant not appearing at 10:05 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**Miller** vs Hull; AR-23-005468; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/06/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,000.00 plus costs. Defendant not appearing. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Citibank, N.A.** vs Sims, Jr.; AR-23-005472; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff Citibank and against Defendant Sims in the amount of \$3,820.66 plus any costs. Defendant not appearing at 10:02 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**Citibank, N.A.** vs Metro; AR-23-005474; P-atty: Michael Robert Lipinski; Award Ex Parte for the Plaintiff Citibank and against Defendant Metro in the amount of \$12,633.47 plus any costs. Defendant not appearing at 10:04 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**Jefferson** vs Reliable General Contractor, LLC; AR-23-005476; P-atty: George A. Mizak; Non Jury Verdict Dated 02/06/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$25,000.00 plus costs. Defendant not appearing. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Hayes** vs Ford; AR-23-005477; P-atty: Jeffrey L. Pollock; D-atty: Pro Se; Award for Plaintiff in the amount of \$3,000.00. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40344

**Portfolio Recovery Associates, LLC**  
vs Foland; AR-23-005482; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$699.31. Defendant not appearing at 10:10 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**JPMorgan Chase Bank, N.A.** vs Ebbert; AR-23-005487; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against Defendant in the amount of \$21,022.42. By consent of both parties prior to date of hearing. Defendant not appearing at 10:19 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**JPMorgan Chase Bank, N.A.** vs Roche; AR-23-005488; P-atty: Julie E. Goodchild; Award Ex Parte for the Plaintiff and against Defendant in the amount of \$5,958.34. By consent of both parties prior to date of hearing. Defendant not appearing at 10:19 a.m. Dated 02/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40345A

**Frye** vs Starwood & Enola Management; AR-23-005506; P-atty: Pro Se; D-atty: John Linkosky; Non Jury Verdict Dated 02/06/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.