

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Taylor Lori vs Sarver Matthew, Sarver Stephanie; GD-22-002852; Other Tort; Complaint; Atty(s): Ogg Gary J.

NCB Management Services Inc. vs Crowley Danielle; GD-22-002855; MDJ Transcript; Notice of Judgment Mailed; 3825.29; Atty(s): Ratchford Michael

Thomas-Porter Coryn vs FeelNu Medical Spa & Wellness Center LLC, FeelNu IV LLC, Medical Group Robinson LLC, Rubinstein M.D. Renee, Vinarski M.D. Irina; GD-22-002858; Medical/Hospital Liability; Complaint; Atty(s): Neiderhiser Bryan S.

McGann & Chester LLC; GD-22-002859; Miscellaneous Petition; Petition Initiating Case; Atty(s): Filek Jr. R. Rudy

Commonwealth of PA Department of Labor & Industry vs Avalon Nails LLC; GD-22-100403; Unemployment Compensation Lien; Unemployment Compensation Lien; 1827.65

Commonwealth of PA Department of Revenue vs Kelso Troy; GD-22-100404; Commonwealth Tax Lien; Personal Income Tax; 7050.88

Commonwealth of PA Department of Revenue vs Krusec Mark J.; GD-22-100405; Commonwealth Tax Lien; Personal Income Tax; 6088.75

Commonwealth of PA Department of Revenue vs Eby Matthew M.; GD-22-100406; Commonwealth Tax Lien; Personal Income Tax; 6110.88

Commonwealth of PA Department of Revenue vs Luong Minh N.; GD-22-100407; Commonwealth Tax Lien; Personal Income Tax; 6216.26

Appliance Warehouse vs Grayson Jamie; GD-22-002867; MDJ Transcript; Notice of Judgment Mailed; 775.58; Atty(s): Pro Se

McCullough Charles P. vs Stretton Samuel C.; GD-22-002868; Contract - Other; Praecipe for Writ of Summons; Atty(s): Pro Se

Perich James N. vs Meders Incorporated; GD-22-002869; MDJ Transcript; Notice of Judgment Mailed; 684.40; Atty(s): Pro Se

City of Pittsburgh vs Davies Daphne, Davies Dolcie, Davies Dolcie Erubamie, Davies Alexander, Mysels Dora, Mysels William Rays, Allegheny County Economic Development Dept-RAAC Liens, National Tax Funding; GD-22-002870; Quiet Title; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Holloway Douglas R., Mortgage It Inc., Onyx & Shadow Equities LLC; GD-22-002871; Quiet Title; Certificate of Location; Atty(s): Kubiak Krysia

Winkler Douglas E. vs Jones Jeff; GD-22-002874; MDJ Transcript; Notice of Judgment Mailed; 3141.17; Atty(s): Pro Se

City of Pittsburgh vs Robinson Victor, FCI National Lender Services, County of Allegheny, City of Pittsburgh School District, Allegheny County Court Records Criminal Division, Pittsburgh Water & Sewer Authority; GD-22-002875; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Leyland Jacob

City of Pittsburgh vs Davis George H., Meritage Mortgage Corporation; GD-22-002876; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Trasatti Laura, Allegheny County Economic Development Dept-RAAC Liens, National Tax Funding; GD-22-002877; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Smith Daniel W., County of Allegheny, City of Pittsburgh School District; GD-22-002878; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Leyland Jacob

City of Pittsburgh vs Weathers James H., Weathers Lucille, Allie Mildred L., Commonwealth of PA Inheritance Tax Division, PA Attorney General; GD-22-002879; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Deiseroth Jennifer, Deiseroth Matthew V., Deutsche Bank National Trust Company, County of Allegheny, City of Pittsburgh School District; GD-22-002880; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Leyland Jacob

City of Pittsburgh vs Bell Leasing & Development Company Inc., Hudzinski Edward M., Hudzinski Shirley A., Krapp Linda, Krapp Robert J., Brunner Kathy, Brunner Wayne C., Landis James W., Allegheny County Economic Development Dept-RAAC Liens, National Tax Funding LP, Caulis Negris LLC; GD-22-002884; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Davison William James, Davison Sandra Joyce, Allegheny County Criminal Division; GD-22-002893; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs DeGregory Ralph, County of Allegheny, City of Pittsburgh School District; GD-22-002895; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Leyland Jacob

City of Pittsburgh vs Kraus Mary, GLS Capital Inc., Caulis Negris LLC, National Tax Funding LP; GD-22-002896; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Rosenberger Norman L., Rosenberger John R., National Tax Funding LP, Allegheny County Economic Development Dept-RAAC Liens, Commonwealth of PA Inheritance Tax Division, PA Attorney General; GD-22-002903; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Kubiak Krysia

City of Pittsburgh vs Thornton Clovis A., Transamerica Financial Consumer Discount, Banc One Consumer Discount, National City Bank of Pennsylvania, County of Allegheny, City of Pittsburgh School District; GD-22-002904; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Leyland Jacob

Turner Jason, Poole Chris vs Noack Jarold, Northern Logistics Inc.; GD-22-002905; Motor Vehicle Accident; Complaint; Atty(s): Barth Steven

TD Bank USA N.A. vs Ambrose Tam R.; GD-22-002907; MDJ Transcript; MDJ Transcript of Judgment; 2175.56; Atty(s): Morris Gregg L.

City of Pittsburgh vs Caldwell Glenn E., Caldwell Caren, County of Allegheny, City of Pittsburgh School District, Pittsburgh Water & Sewer Authority; GD-22-002911; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Leyland Jacob

York Dylan vs Specialized Loan Servicing; GD-22-002916; Quiet Title; Certificate of Location; Atty(s): Kosir Jr. Frank

Srdich Bradley vs West Saahir T., Covington Sonja T., Harvey Roger; GD-22-002937; Motor Vehicle Accident; Complaint; Atty(s): Joseph Justin David

Seibel Susann A. vs Forbes Hospital; GD-22-002938; Other Tort; Complaint; Atty(s): Monzo Jeffrey D

LSF8 Master Participation Trust vs Guzzie Gregory W., Guzzie Nicole M, Occupant(s); GD-22-002939; Ejectment; Certificate of Location; Atty(s): Bates Kenya Deneen

Elizabeth Forward School District vs Pierce Raymond L.; GD-22-002940; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 3117.02; Atty(s): Cerce Jennifer L.

Wilksburg Borough School District, Wilksburg Borough vs United States of America, Taylor Ira; GD-22-002941; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 11185.30; Atty(s): Cerce Jennifer L.

Freedom Mortgage Corporation vs Sykes Deborah; GD-22-002942; Mortgage Foreclosure; Complaint; Atty(s): Walczak Stephanie Alene

Wilksburg Borough School District, Wilksburg Borough vs Spontak Carol J.; GD-22-002943; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 4630.27; Atty(s): Cerce Jennifer L.

Municipal Authority of Robinson Township vs Bitar Samuel; GD-22-002944; Municipal Lien; Municipal Lien; 1308.98; Atty(s): McBride Jacqueline

Wilksburg Borough School District, Wilksburg Borough vs Pitt Francis; GD-22-002945; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 12799.13; Atty(s): Cerce Jennifer L.

North Hills School District vs Galvin Margaret E; GD-22-002946; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; Atty(s): Witherel Michael J

County Of Allegheny vs Cochrane Tanis A., Cochrane William C.; GD-22-002947; Sci Fa sur Tax Lien; Praecipe - Sci Fa sur Tax Lien; 2403.64; Atty(s): McCabe Michael G.

Commonwealth of PA Department of Revenue vs Stuebgen Michael W, Stuebgen Michelle P.; GD-22-100408; Commonwealth Tax Lien; Personal Income Tax; 23693.90

Commonwealth of PA Department of Revenue vs Pettus Janet M; GD-22-100409; Commonwealth Tax Lien; Personal Income Tax; 10443.34

Commonwealth of PA Department of Revenue vs Favers Derek A., Favers Nanci D.; GD-22-100410; Commonwealth Tax Lien; Personal Income Tax; 9087.69

Commonwealth of PA Department of Revenue vs Lokey Y. Baysa; GD-22-100411; Commonwealth Tax Lien; Personal Income Tax; 8388.00

Commonwealth of PA Department of Revenue vs Vertical Bridge NTCF LLC, Vertical Bridge AM LLC; GD-22-100412; Commonwealth Tax Lien; Realty Transfer Tax; 10005.05

Commonwealth of PA Department of Revenue vs Stuebgen Michael W; GD-22-100413; Commonwealth Tax Lien; Personal Income Tax; 2415.34

Commonwealth of PA Department of Revenue vs Embleton Shawnel M.; GD-22-100414; Commonwealth Tax Lien; Personal Income Tax; 9650.75

FAMILY DIVISION

(Continued from Page 1, Column 2)

Deutsch IV Edward Thomas vs Meyers Saleena Marie; FD-22-007494; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Silvat Lynn vs Silvat David; FD-22-007495; Divorce; Complaint in Divorce (2 count); P-atty: Diulus Gregory P

Watson Walker vs Watson Cora D; FD-22-007496; Divorce; Affidavit of Non-Military Service; Affidavit of Non-Military Service; P-atty: Byssainthe Jessyca

Zimmerman Helen L. vs Zimmerman Sr. Mark A.; FD-22-007497; Divorce; Complaint in Divorce (1 count); Atty(s): Pro Se

Paunovich Norbert P. vs Paunovich Karen G.; FD-22-007498; Divorce; Complaint in Divorce (2 count); P-atty: Clegg Barry J.

Bianchi Julie vs Bianchi Arnold; FD-22-010817; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Costa Elaine vs Da Rosa Giovane S.; FD-22-000449; Protection from Abuse; Order of Court; Atty(s): Pro Se

Barvilchak Mary vs Mitchell Joe; FD-22-000469; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Mosesso Christopher vs Carlino Melina; FD-22-000470; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Utley Linda vs Pinnix Sidney; FD-22-000471; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Blackburn Nicholas vs Campbell Joseph; FD-22-000472; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Wade Linda M. vs Webb Jr. John A.; FD-22-000473; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Pro Se

Jackson Alecia vs Taylor Kamaron; FD-22-000474; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Tyree Kimberley D. vs Oden Yasmine L.; FD-22-000475; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Laipple Alanna vs Hambright Edgar; FD-22-000476; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Mnondwa Asiya vs Sundi Haji; FD-22-000477; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Blue Shaquala L. vs Jeter Aubree L.; FD-22-000478; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Dowling Brittani N vs Cochran Timothy; FD-22-000479; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Sharp Rachelle vs Buriak Jacquelyn; FD-22-000480; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Sharp Rachelle vs Buriak Nicholas; FD-22-000481; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

DeMann Madaleine vs Romantine Jacob; FD-22-000482; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Beck Talisa vs Lewis Dontay M.; FD-22-000483; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Huth Kimba vs Huth Christopher; FD-22-002224; Support; Complaint in Support; Atty(s): Pro Se

Draxinger Christopher vs Donahue Christine; FD-22-002745; Support; Complaint in Support; Atty(s): Pro Se

Simonson Melyne M vs Duncan Tyler; FD-22-002747; Support; Complaint in Support; Atty(s): Pro Se

Rocco Kristin vs Gigliotti Jr. Rick; FD-22-002748; Support; Complaint in Support; Atty(s): Pro Se

Ralston Breonna vs Scott Paul; FD-22-002750; Support; Complaint in Support; Atty(s): Pro Se

Askew Sheree vs Wallace Montel; FD-22-002752; Support; Complaint in Support; Atty(s): Pro Se

Larson Jennifer L vs Smith Kurt; FD-22-002759; Support; Complaint in Support; Atty(s): Pro Se

Thomas Diamond L. vs Cox Rashad D.; FD-22-002761; Support; Complaint in Support; Atty(s): Pro Se

Pefferman Amanda vs Arigo Scott; FD-22-002763; Support; Complaint in Support; Atty(s): Pro Se

Thompson Michele vs Graves Damian; FD-22-002764; Support; Complaint in Support; Atty(s): Pro Se

Day Tachelle vs Reid Rashad; FD-22-002765; Support; Complaint in Support; Atty(s): Pro Se

Dawson Raena vs Davidson Justin; FD-22-002766; Support; Complaint in Support; Atty(s): Pro Se

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 3)

Doverspike vs WPK Holdings Company; AR-21-003271; P-atty: Joshua P. Ward; D-atty: Pro Se; Award for Defendant and against Plaintiff Dated 03/18/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39548

Callen, et al vs Ford Motor Company; AR-21-004102; P-atty: David J. Gorberg; Award for Defendant Dated 03/18/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39548A

Capital One (USA) N.A. vs Hrabik; AR-22-000021; P-atty: Michael L. Schuman; D-atty: Pro Se; Award for Plaintiff for \$1,800.41 against Defendant. Dated 03/18/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39548

Jason's Landscaping vs Chen; AR-20-002385; P-atty: Daniel H. Stoner; D-atty: Gary Kalmeyer; Award for Plaintiff and against Defendant and additional Defendant, in the aggregate amount of \$7,313.57. An award in favor of Plaintiff on the counterclaims by Defendant and additional Defendant. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/18/22. Arbitration Board #39547

Cibrone, et al vs Erie Insurance Exchange; AR-21-000052; P-atty: Steven C. Feinstein; D-atty: Matthew J. DeMaio; Award for Plaintiffs, and against Defendant, in the amount of \$33,482.70. Dated 03/18/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39547

Smith vs Total Handy Services LLC; AR-22-000033; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$7,500.00 and against Defendant Total Handy Services. Dated 03/21/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39549

Discover Bank vs Nunley; AR-22-000219; P-atty: Matthew W. Pomy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$2,550.98. Defendant did not attend at 10:00 am. Dated 03/21/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39550

Adamek vs North Versailles Township Sanitary Authority; AR-22-000010; P-atty: Pro Se; D-atty: Samuel J. Dalfonso; Award for Plaintiff and against Defendant in the amount of \$4,083.91. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

Sabol vs Thomas; AR-22-000013; P-atty: George C. Miller Jr.; D-atty: Gary Kalmeyer; Award for Plaintiff and against Defendant in the amount of \$6,894.27. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39551

JPMorgan Chase Bank N.A. vs Grant; AR-22-000239; P-atty: Robert M. Kline; Award Ex Parte for Plaintiff in the amount of \$3,273.87 plus any costs. Defendant failed to appear by 10:21 am. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

Citibank N.A. vs Kondrick; AR-22-000240; P-atty: Robert M. Kline; Award Ex Parte for Plaintiff in the amount of \$3,510.15 plus any costs. Defendant failed to appear by 10:25 am. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

JPMorgan Chase Bank N.A. vs Florian; AR-22-000244; P-atty: Robert M. Kline; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$6,467.43. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

JPMorgan Chase Bank N.A. vs Chakos; AR-22-000245; P-atty: Robert M. Kline; Award Ex Parte for Plaintiff in the amount of \$2,938.22 plus any costs. Defendant failed to appear by 10:27 am. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

Duggan vs Dech; GD-21-002744; P-atty: Stephen P. Drexler; D-atty: Thomas F. Cocchi; Award for Plaintiff and against Defendant in the amount of \$15,000.00. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

Franjo Restoration Services vs Cochrane; AR-21-001997; P-atty: Bryon Matthew Chowka; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$14,768.00. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39551

Dukes vs K & S Real Estate; AR-21-005448; P-atty: Pro Se; D-atty: Andrew C. Goodermote; Award for Plaintiff and against Defendant in the amount of \$1,732.21. Dated 03/22/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39552

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, April 4, 2022 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENY COUNTY.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, APRIL 4, 2022 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, APRIL 5, 2022, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, APRIL 11, 2022 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

Article XII

Sheriff's Sales

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

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

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

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

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

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid

under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

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

Baldwin Borough

9. Gina Franciscus a/k/a Gina A. Franciscus
MG-19-001378—\$59,404.12
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 405 Palace Court, Pittsburgh, PA 15227. Document Number 2012-17875, Deed Book Volume 14948, Page 592. Block and Lot Number 0136-A-00011-0003-00.

39. Penn Equipment and Tool Corporation and the United States of America
GD-21-000585—\$3,745.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Being thereon vacant commercial land known as Willett Road, Pittsburgh, PA 15227. Deed Book Volume 9599, Page 392. Block & Lot No. 187-L-150.

85. Corey Bayton, Michael Bayton and William Bayton, Known Heirs of Michael J. Bayton, Deceased and the Unknown Heirs of Michael J. Bayton, Deceased
GD-21-011076—\$72,607.14
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as: 1491 Hollyroad Road, Pittsburgh, PA 15227. Deed Book 15138, Page 112. Block/Lot 246-A-162.

Bethel Park

82. Louis A. Locante
MG-19-001355—\$87,209.93
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 6069 McPherson Avenue, Bethel Park, PA 15102. Deed Book Volume 12680, Page 371, Block and Lot 0772-K-00201-0000-00.

Brentwood

12. Earl Luppe and Dawnelle Luppe, Husband and Wife
GD-21-002329—\$14,341.29
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 2823 Clermont Avenue, Pittsburgh, Pennsylvania 15227-2529, Deed Book Volume 16070, Page 93, Block and Lot 137-B-260.

13. Lois Miller and Jeanne Clark, as Joint Tenants with the Right of Survivorship and not as Tenants in Common

GD-21-003001—\$14,623.91
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 322 Marylea Avenue, Pittsburgh, Pennsylvania 15227-2916, Deed Book Volume 15373, Page 567, Block and Lot 188-E-96.

66. Nicole A. Brimmer, Alex Brimmer and Dylan Brimmer, Known Heirs of Donald J. Brimmer, Deceased; and the Unknown Heirs of Donald J. Brimmer, Deceased

GD-21-003554—\$64,175.96
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having thereon erected a dwelling known and numbered as: 3005 Pyramid Avenue, Pittsburgh, PA 15227. Deed Book 14291, Page 338. Block/Lot 137-C-251.

Bridgeville

24. Sheila D. Johnson
MG-17-001131—\$36,580.52
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having thereon erected a dwelling known and numbered as 322 Center Street, Bridgeville, PA 15017. Deed Book 9512, Page 23. Block/Lot 255-L-136.

Carnegie

28. Donald McCalmon, Jr. and Holly McCalmon
GD-16-015069—\$2,719.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two story frame house being known as 425 Elk Avenue, Carnegie, PA 15106. Deed Book Volume 11326, Page 457. Block & Lot No. 103-S-20.

Cheswick

47. Kari Ann Lager a/k/a Kari A. Lager
MG-18-000425—\$119,544.42
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a dwelling being known and numbered as 1210 Linden Street, Cheswick, PA 15024. Document Number 2010-4591, Deed Book Volume 14190, Page 380. Block and Lot Number 0530-M-00045-0000-00.

City of Clairton

30. Cheryl Brooks Hurt f/k/a Cheryl Ann Hurt
GD-20-010363—\$3,455.41
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 commercial building being known as 566 Miller Avenue, Clairton, PA 15025. Deed Book Volume 16975, Page 462. Block & Lot No. 879-H-93.

Coraopolis

46. Susan Lewis
MG-19-000956—\$122,532.07
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Parcel 1: Having erected thereon a dwelling being known and numbered as 1122 Vine Street, Coraopolis, PA 15108 a/k/a 1122 Vine Street, Coraopolis, PA 15108. Document Number 2016-20567, Deed Book Volume 16452, Page 234, Block/Lot # 0341-G-00380-0000-00.

Parcel 2: Vacant land being known and numbered as 1122 Vine Street, Coraopolis, PA 15108 a/k/a 1122 Vine Street, Coraopolis, PA 15108. Document Number 2016-20567, Deed Book Volume 16452, Page 234, Block/Lot # 0341-G-00378-0001-00.

Crafton

22. Helen Lawton
MG-19-001314—\$87,566.11
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 121 Union Avenue, Pittsburgh, PA 15205. Deed Book 5653, Page 571. Block and Lot Number 40-A-232.

Crescent

50. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Mary E. Parker, Deceased
MG-21-000150—\$62,514.40
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Crescent Township: Having erected thereon a 1.5-story dwelling being known and numbered as 192 McGovern Blvd., Crescent, PA 15046. Deed Book 11274, Page 640. Block and Lot Number 703-E-139.

Dravosburg

7. Dana L. Rogers, William Rogers, Jr. and Cassandra Rogers, as Known Heirs of William J. Rogers, Deceased and All Unknown Heirs of William J. Rogers, Deceased
GD-21-000935—\$10,502.88
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon vacant land being known and numbered as 4730 Lebanon Church Road, Dravosburg, PA 15034. Deed Book 12957, Page 175. Block and Lot Number 310-D-040.

East Pittsburgh

29. Yvonne P. George and Elise M. George a/k/a Elisa M. George
GD-16-009584—\$4,348.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one story cement block and brick building being known as 681 Linden Avenue, East Pittsburgh, PA 15112. Deed Book Volume 10171, Page 485. Block & Lot No. 375-H-231.

90. Mary Beth Choma
GD-08-017466—\$15,595.25
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a two story brick house being known as 113 Center Street, East Pittsburgh, PA 15112. Deed Book Volume 16802, Page 418. Block & Lot No. 375-P-43.

Elizabeth Township

56. John F. Klingensmith, IV and the United States of America
GD-21-010704—\$10,549.99
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 520 Frencik St., Buena Vista, PA 15018. Deed Book 16479, Page 20. Block and Lot Number 1266-B-24.

57. John F. Klingensmith, III and the United States of America
GD-21-010702—\$9,712.94
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 515 Twele Road, Greenock, PA 15047. Deed Book 17305, Page 399. Block and Lot Number 651-K-116.

Etna

91. F. John Pastor
GD-17-008224—\$3,848.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story frame house being known as 35 Washington Street, Pittsburgh, PA 15223. Deed Book Volume 13015, Page 589. Block & Lot No. 167-N-25.

Fawn

6. Unknown Heirs of David McKrell
GD-20-005764—\$33,192.58
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Fawn: Having erected thereon a dwelling being known and numbered as 403 Johnson Avenue, Tarentum, PA 15084. Deed Book 9112, Page 393. Block and Lot Number 1842-F-266.

Glassport

21. Josie Ray Thomas a/k/a Josie Thomas and Davin Ray Thomas
MG-19-001336—\$62,694.73
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 321 Monongahela Avenue, Glassport, PA 15045. Deed Book 17232, Page 127. Block and Lot Number 467-K-181.

Green Tree

58. Lisa Domenica Gray
GD-21-008094—\$21,185.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a brick dwelling being known and numbered as 105 Evandale Drive, Pittsburgh, PA 15220. Deed Book 15525, Page 263. Block and Lot Number 38-S-148.

Hampton

77. Tod Nestor and Jennifer Nestor
GD-21-013491—\$85,000.00
Helen Sara Ward, Esq.
Dentons Cohen & Grigsby, P.C.
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a residential dwelling known as 2127 N. Villa Court, Gibsonia, Pennsylvania 15044. Deed Book Volume 11735, Page 487. Block/Lot No. 1352-R-237-0000-00.

Harmar

43. Brian Burger a/k/a Brian E. Burger, individually and in his capacity as Administrator of the Estate of Diane Burger a/k/a Diane L. Burger, deceased, and the United States of America
MG-19-001315—\$107,389.89
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harmar: Having erected thereon a dwelling being known and numbered as 22 Florian Drive, Cheswick, PA 15024 f/k/a 3 Florian Drive, Cheswick, PA 15024. Deed Book Volume 13515, Page 127, Instrument No. 2008-3520. Block and Lot Number 530-J-236.

Jefferson Hills

40. The Unknown Heirs and Assigns of Edward W. Beedle, Jr., Deceased
GD-21-011808—\$18,387.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Being thereon vacant agricultural land known as Walton Road, Clairton, PA 15025. Deed Book Volume 6253, Page 66. Block & Lot No. 1274-C-25.

Liberty

55. Daisy Raszewski, with Notice to Heirs and Assigns
GD-21-008476—\$22,466.50
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a one-story brick dwelling being known and numbered as 3318 Orchard Drive, McKeesport, PA 15133. Deed Book 3242, Page 722. Block and Lot Number 555-J-235.

Town of McCandless

67. The Unknown Heirs of Donald P. Paul, Deceased
GD-21-007784—\$20,594.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two-story brick and shingle dwelling being known and numbered as 9408 Highland Road, Pittsburgh, PA 15237. Deed Book 7213, Page 619. Block and Lot Number 824-G-40.

City of McKeesport

8. Edward A. Coker, Jr. and Mary Beth George
GD-20-010627—\$93,380.01
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Parcel One: Having erected thereon a commercial structure being known and numbered as 600 Walnut Street, McKeesport, PA 15132. Deed Book 9780, Page 357. Block and Lot Number 307-J-105.

Parcel Two: Having erected thereon a commercial structure being known and numbered as 600 Walnut Street, McKeesport, PA 15132. Deed Book 10576, Page 397. Block and Lot Number 307-J-089.

McKees Rocks

23. Melissa M. Sullivan a/k/a Melissa M. Bibe
GD-21-011059—\$54,467.58
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having thereon erected a dwelling known and numbered as: 914 Robinson Street, McKees Rocks, PA 15136. Deed Book 13665, Page 264. Block/Lot 74-J-124.

Millvale

15. Kathleen D. Simpson, Known Heir of A. F. Riley a/k/a Alvin F. Riley, Deceased, and All Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under A. F. Riley a/k/a Alvin F. Riley, Deceased
GD-21-005766—\$33,389.71
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Being a vacant parcel of land located on Colton Street, Pittsburgh, Pennsylvania 15209, Deed Book Volume 3586, Page 720, Block and Lot 118-K-45.

88. Gary R. Lang
GD-08-009477—\$5,272.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a three story frame house being known as 12 Joseph Street, Pittsburgh, PA 15209. Deed Book Volume 8586, Page 162. Block & Lot No. 118-K-12.

89. Denise A. Porco
GD-05-028445—\$3,437.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a one and one half story frame house being known as 1042 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 10561, Page 141. Block & Lot No. 118-C-251.

Monroeville

4. Donald R. Fogle
MG-21-000001—\$30,009.24
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a residential dwelling being municipally known and numbered as 815 Sweetleaf Drive, Monroeville, PA 15146. Deed Book Volume 16969, Page 575. Block and Lot Number 742-A-281.

Mt. Oliver

63. Christine Lee Fortner and Venus Lee Fortner
GD-18-014018—\$38,312.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 300 Onyx Avenue, Pittsburgh, PA 15210. Deed Book 9992, Page 515. Block and Lot Number 33-L-230.

North Versailles

14. James Thomas Miller, Jr., in his capacity as heir of Rose M. Miller, Deceased, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Rose M. Miller, Deceased
GD-16-020586—\$68,048.49
Emmanuel J. Argentiari, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a single family dwelling being known and numbered as 804 East Pittsburgh McKeesport Boulevard, North Versailles, PA 15137. Deed Book Volume 4621, Page 9. Block and Lot Number 458-P-391.

35. Immanuel E. Murin
MG-19-000614—\$35,809.27
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having thereon erected a dwelling known and numbered as: 123 Thomas Avenue, North Versailles, PA 15137. Deed Book 14098, Page 488. Block/Lot 547-K-326.

Penn Hills

16. The Unknown Heirs of Mildred Tipton, Deceased
GD-21-011931—\$32,239.06
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known and numbered as 134 Central Street, Pittsburgh, PA 15235. Deed Book 3053, Page 595. Block and Lot Number 173-L-243.

51. Wylma L. Peterson and Symiel Peterson
MG-21-000048—\$87,109.28
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 419 Old Hickory Drive, Pittsburgh, PA 15235. Deed Book Volume 12266, Page 448. Block and Lot Number 0634-D-00319-0000-00.

52. Yosef Rozenberg, LLC
GD-21-011254—\$12,252.77
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 5946 Poketa Road, Verona, PA 15147. Deed Book 16590, Page 198. Block and Lot Number 447-J-147.

54. Sade Mourine Fallin
GD-20-004467—\$12,421.36
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 135 Howard Street, Pittsburgh, PA 15235. Deed Book 16101, Page 73. Block and Lot Number 296-C-145.

62. Dewayne Visk and Sharon Visk
MG-19-000905—\$73,709.72
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 1520 Arthur Drive, Verona, PA 15147. Deed Book 16654, Page 302. Block and Lot Number 366-L-146.

80. Donna Simms, Known Heir of John Greene, deceased, John J. Greene, Known Heir of John Greene, deceased, Troy Greene, Known Heir of John Greene, deceased, Tirrell Greene, Known Heir of John Greene, deceased, Bryne Greene, Known Heir of John Greene, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John Greene, Deceased

MG-19-001294—\$99,090.80
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 11395 Althea Road, Pittsburgh, PA 15235. Deed Book Volume 13215, Page 60, Block and Lot 0449-J-00184-0000-00.

81. Maurie A. Ford a/k/a Maurie Andrea Ford
MG-19-001340—\$144,949.26
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 147 Maple Lo Dr., Pittsburgh, PA 15235. Deed Book Volume 17509, Page 516. Block and Lot Number 0537-F-00231-0000-00.

84. Bettye B. Jackson
GD-19-014724—\$92,053.93
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 3104 Hebron Drive, Pittsburgh, PA 15235. Deed Book Volume 13243, Page 34, Block and Lot 0296-H-00269-0000-00.

Port Vue

25. Christopher Graham and Cynthia L. Graham
MG-11-001050—\$54,735.36
S

Rankin

10. Donna L. Madison
GD-19-011378—\$40,243.82
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a dwelling being known and numbered as 282 Fleet Street, Braddock, PA 15104 a/k/a 282 Fleet Street, Rankin, PA 15104. Document Number 084744, Deed Book Volume 09969, Page 001. Block and Lot Number 236-G-00342-0000-00.

Reserve

71. Kathleen Jo Stanley a/k/a Kathleen J. Stanley a/k/a Kathy Jo Stanley in her capacity as Administrator of the Estate of Martha I. Spik a/k/a Martha Irene Shanahan Spik, in her capacity as Heir of Richard Spik, Deceased, heir of Martha I. Spik a/k/a Martha Irene Shanahan Spik, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Martha I. Spik, Deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard Spik, Deceased Heir of Martha I. Spik a/k/a Martha Irene Shanahan Spik, Deceased
MG-19-001050—\$52,292.56
Jonathan M. Etkowicz, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a residential dwelling being known and numbered as 2712 Edison Street, Pittsburgh, PA 15212. Deed Book Volume 14859, Page 201. Block and Lot Number 78-M-94.

Ross

34. Michael Heilman and Joseph Dragone
GD-18-004263—\$1,687.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 3409 Evergreen Road, Pittsburgh, PA 15237. Deed Book Volume 12358, Page 114. Block & Lot No. 430-C-122.

78. Gregory E. Walker and Lori A. Walker
GD-21-013584—\$67,881.34
Helen Sara Ward, Esq.
Dentons Cohen & Grigsby, P.C.
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a residential dwelling known as 333 Schlag Court, Pittsburgh, Pennsylvania 15237. Deed Book Volume 12166, Page 364. Block/Lot No. 0431-M-0199-0000-00.

86. Timothy M. Texter
GD-15-021303—\$162,334.98
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 555 Roseland Avenue, Pittsburgh, PA 15214. Deed Book Volume 11470, Page 583, Block and Lot 0163-A-00244-0000-00.

Sewickley

83. Beth A. Eichenlaub and James M. Eichenlaub
MG-19-001037—\$184,205.29
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 611 Murray Street, Sewickley, PA 15143. Deed Book Volume DE VL-15371, Page 452, Block and Lot 0508-N-00277-0000-00.

Shaler

48. Brian R. Reddinger
GD-21-006543—\$65,618.71
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 299 Mount Royal Blvd., Pittsburgh, PA 15223. Deed Book Volume 15380, Page 74. Block and Lot 0221-C-00077-0000-00.

69. Pamela J. Polono administratrix of the Estate of Raymond F. Scully and Pamela J. Polono, known heir to the Estate of Raymond F. Scully
MG-18-000588—\$115,244.39
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Shaler: Having currently erected thereon a single family dwelling being known as 48 Emma Drive, Pittsburgh, PA 15223. Deed Book 17587, Page 319 Block and Lot 0284-S-0077-0000-00.

Sharpsburg

18. Glenn R. Artice and Mary E. Artice
MG-21-000009—\$65,257.66
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 309 11th St., Pittsburgh, PA 15215. Deed Book Volume 9520, Page 115. Block and Lot 0168-J-00039-0000-00.

Turtle Creek

38. Richard L. Barcellino and the United States of America
GD-17-013779—\$5,841.39
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 commercial apartment building being known as 750-802 Jones Avenue, Turtle Creek, PA 15145. Deed Book Volume 7700, Page 591. Block & Lot No. 454-R-46.

Upper St. Clair

33. James R. Gillece, Jr. and Maureen A. Gillece
GD-21-009248—\$32,174.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a two story brick house being known as 2036 Murdstone Road, Pittsburgh, PA 15241. Deed Book Volume 13347, Page 11. Block & Lot No. 395-L-28.

64. Quintina Kurutz as Co-Executrix of the Estate of Vivian M. Patterson a/k/a Vivian M. Patterson, Deceased, and Jo-Ellen Marcella Patterson as Co-Executrix of the Estate of Vivian M. Patterson a/k/a Vivian M. Patterson, Deceased
MG-19-001210—\$68,506.26
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 1420 Lattidome Drive, Pittsburgh, PA 15241. Deed Book 5389, Page 700. Block and Lot Number 570-A-24.

West Deer

20. Jeffrey A. Rogosz a/k/a Jeffrey Rogosz
GD-19-017663—\$89,974.56
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 626 State Route 908 Ext., Tarentum, PA 15084. Deed Book 13999, Page 493. Block and Lot Number 1513-E-223.

37. David H. Dull
MG-17-000969—\$71,540.16
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Parcel No. 1: Having erected thereon a two-family residential dwelling being known and numbered as 1030 Mueller Street, Gibsonia, PA 15044. Deed Book Volume 10991, Page 277, Block and Lot 1668-M-00017-0000-00. Parcel No. 2: Having thereon vacant land being known as Mueller Street, Gibsonia, PA 15044. Deed Book Volume 10991, Page 277, Block and Lot 1668-S-00205-0000-00.

74. Leah M. Lassinger, Luke Clawson, Margaret Clawson, and Unknown Heirs, Personal Representatives and devisees of Lowry Clawson, deceased
MG-19-001334—\$126,115.33
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 803 Little Deer Creek Valley Road, Russellton, PA 15076. Deed Book Volume 17284, Page 496. Block and Lot Number 1361-H-00257-0000-00.

West Mifflin

3. James H. Jamison, III
MG-19-000461—\$87,771.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel One: Having erected thereon a dwelling being known and numbered as 305 Orchard Drive, Pittsburgh, PA 15236. Deed Book Volume 11660, Page 627, Block and Lot Number 388-G-42. Parcel Two: Having erected thereon a vacant land being known and numbered as 305 Orchard Drive, Pittsburgh, PA 15236. Deed Book Volume 11660, Page 627, Block and Lot Number 388-G-44.

72. Robert Hrabec and Tammy Hrabec
MG-21-000093—\$70,787.10
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2619 Campbell Circle, West Mifflin, PA 15122. Deed Book Volume 12572, Page 455, Instrument No. 2005-29423. Block and Lot Number 241-B-243.

White Oak

19. Mark S. Wilhelm and Suzanne L. Wilhelm
MG-18-000196—\$115,449.72
Matthew Fissel, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 120 Park Way, McKeesport, PA 15131. Deed Book Volume 12207, Page 413. Block and Lot Number 0460-R-00117-0000-00.

Wilkins

49. Arthur L. Collins, Jr. and Dina P. Collins
MG-20-000289—\$139,459.26
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 1012 Gilchrest Drive, Pittsburgh, PA 15235. Deed Book Volume 11938, Page 183, Block and Lot 0452-F-00044-0000-00.

Wilksburg

11. Donna D. Still a/k/a Donna S. Jordan
MG-21-000185—\$13,028.67
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1706 Turner Avenue, Pittsburgh, PA 15221. Deed Book Volume 6635, Page 336. Block and Lot Number 0296-P-00162-0000-00.

53. Deujan Frison and Maureen Coleman
GD-20-002935—\$40,342.44
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 2028 Chalfant Street, Pittsburgh, PA 15221. Deed Book 15480, Page 474. Block and Lot Number 297-F-23.

65. Howard C. Mills
MG-20-000201—\$30,119.79
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling house municipally being known and numbered as 1511 Laketon Road, Pittsburgh, PA 15221. Deed Book Volume 11598, Page 149. Block and Lot Number 232-L-148.

Wilmerding

36. Raymond Bonacci a/k/a Raymond W. Bonacci
GD-21-008881—\$57,631.00
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 648 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 12953, Page 380. Block and Lot 0545-K-00024-0000-00.

Pittsburgh—4th Ward

76. Anthony J. Soricichillo
MG-19-001277—\$70,577.91
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 1 Ayers Street, Pittsburgh, PA 15213. Deed Book Volume 10240, Page 214. Block and Lot Number 0029-B-00044-0000-00. Parcel 2: Being vacant land being known and numbered as 1 Ayers Street, Pittsburgh, PA 15213. Deed Book Volume 10240, Page 214. Block and Lot Number 0029-B-00045-0000-00.

Pittsburgh—12th Ward

79. William Perry
GD-19-013687—\$24,955.63
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 12: Having erected thereon a dwelling being known and numbered as 1711 Laporte Street, Pittsburgh, PA 15206. Document Number 2019-34461, Deed Book Volume 17831, Page 227. Block and Lot Number 0172-R-00001-0000-00.

Pittsburgh—13th Ward

2. Janice Kidd
MG-20-000407—\$29,268.54
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7624 Hamilton Avenue, Pittsburgh, PA 15208. Deed Book 7379, Page 397. Block and Lot Number 174-R-156.

Pittsburgh—15th Ward

5. Charles W. Brooks and Kimberly A. Brooks
MG-20-000212—\$106,806.12
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4376 Gladstone Street, Pittsburgh, PA 15207. Deed Book 17139, Page 444. Block and Lot Number 55-F-58.

45. Yan Dolgosheev a/k/a Ian Dolgosheev
GD-20-000818—\$51,441.54
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 15: Having erected thereon a dwelling being known and numbered as 752 Greenfield Avenue, Pittsburgh, PA 15207. Deed Book Volume 9929, Page 39. Block and Lot Number 0054-R-00256-0000-00.

Pittsburgh—19th Ward

17. Lauren L. Gorman a/k/a Lauren Leigh Gorman, as Administratrix and Heir of the Estate of Susan C. Cleary a/k/a Susan Camille Cleary; Darryn Cleary, in His Capacity as Heir of Susan C. Cleary a/k/a Susan Camille Cleary; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Susan C. Cleary a/k/a Susan Camille Cleary; and the United States of America
MG-20-000438—\$44,301.36
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 1405 Alverado Avenue, Pittsburgh, PA 15216. Deed Book Volume 9919, Page 415. Block and Lot 0016-P-00002-0000-00.

41. Barney A. Cassidy, Jr.
GD-18-002758—\$16,422.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 19: Having erected thereon a three story frame store and dwelling house being known as 1826 West Liberty Avenue, Pittsburgh, PA 15226. Deed Book Volume 10625, Page 262. Block & Lot No. 35-S-107.

61. Mario Perry
MG-21-000046—\$163,525.55
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1303 Oakridge Street, Pittsburgh, PA 15226. Deed Book 12841, Page 291. Block and Lot Number 96-F-61.

Pittsburgh—26th Ward

60. Stacey C. Schwartz, Personal Representative of the Estate of Richard J. Park, Deceased
GD-21-001894—\$23,135.85
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having thereon erected a 1 1/2 story frame dwelling being known and numbered as 152 Cleveland Avenue, Pittsburgh, PA 15214. Deed Book Volume 8389, Page 39. Block and Lot Number 163-A-40.

Pittsburgh—29th Ward

59. Monique Brown, Known Surviving Heir of Judy P. Frost, Michael Frost, Known Surviving Heir of Judy P. Frost, and Unknown Surviving Heirs of Judy P. Frost
GD-18-012801—\$67,944.85
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

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 116 Ravilla Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 14873, Page 489, Block & Lot No. 0095-M-00243-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Mar 10, 2022
Mar 11, 18, 25, 2022

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

Estate Notice

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

Bennett, Gloria Berman, deceased, of Monroeville, PA. No. 1870 of 2022. Michael Bennett, Admr., 195 Sylvania Drive, South Park, PA 15236 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.
22-00460w Mar 25; Apr 1, 8, 2022

Boronyak, Frank J., deceased, of McKees Rocks, PA. No. 01471 of 2022. Richard K. Boronyak, Extr., 224 Gabriel Drive, Mars, PA 16046 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
22-01175 Mar 25; Apr 1, 8, 2022

Connor, Dee a/k/a Dolores Connor, deceased, of McKeesport, PA. No. 1598 of 2022. Cathy Kuhns, Extrx., 966 Peairs Rd., Elizabeth, PA 15037 or to J. Jason Elash, Esq., 500 5th Avenue, Suite 305, McKeesport, PA 15132.
22-01172 Mar 25; Apr 1, 8, 2022

Davic, Cynthia Lyn, deceased, of Port Vue, PA. No. 01052 of 2022. Mary C. McGraw, Admrx., 415 Pasadena Drive, Port Vue, PA 15133 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
22-01167 Mar 25; Apr 1, 8, 2022

Frisky, Lawrence Eugene a/k/a Lawrence E. Frisky a/k/a Lawrence Eugene John Frisky, deceased, of Ross Township, PA. No. 1794 of 2022. Cynthia L. Crozier, Extrx., 307 Calderwood Avenue, Pittsburgh, PA 15202 or to Paris Andrew Diamond, Esq., 1040 Fifth Avenue, Pittsburgh, PA 15219.
22-01174 Mar 25; Apr 1, 8, 2022

Gloss, Nancy L., deceased, of Glassport, PA. No. 1468 of 2022. Michelle Conley, Extrx., 195 Dora Drive, Elizabeth, PA 15037 or to Falco A. Muscant, Esq., Maiello, Brungo & Maiello, LLP, 424 S. 27th St. #210, Pittsburgh, PA 15203.
22-01177 Mar 25; Apr 1, 8, 2022

James, Harold, deceased, of Aspinwall Borough, PA. No. 01760 of 2022. Lynnlee Giannirakis, Extrx., 1525 Park Manor Blvd. #294, Pittsburgh, PA 15205 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.
22-01159 Mar 25; Apr 1, 8, 2022

Kantz, Doris Jean a/k/a Doris J. Kantz, deceased, of Pittsburgh, PA. No. 01819 of 2022. David R. Kantz, Extr., 197 Shenot Road, Wexford, PA 15090 or to Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086.
22-01170 Mar 25; Apr 1, 8, 2022

Kelley, Nancy June, deceased, of Plum Borough, PA. No. 01840 of 2022. Toni Lee Phillips, Extrx., 220 Nebraska Drive, Lower Burrell, PA 15068 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.
22-00461w Mar 25; Apr 1, 8, 2022

Kirch, John C., deceased, of Pittsburgh, PA. No. 00987 of 2022. Bernadette Kirch, Admrx., 202 Spencer Ave., Pittsburgh, PA 15227 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.
22-01160 Mar 25; Apr 1, 8, 2022

Kraft, Virginia L., deceased, of Baldwin Borough, PA. No. 01648 of 2022. Edward A. Kraft, III, Extr., 1216 Fidelity Drive, Pittsburgh, PA 15236 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
22-01169 Mar 25; Apr 1, 8, 2022

Liptak, Joseph Kevin, deceased, of Pittsburgh, PA. No. 01745 of 2022. Joseph J. Liptak, Admr., 75 Southern Hillands Drive, Pittsburgh, PA 15241 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
22-01178 Mar 25; Apr 1, 8, 2022

Lynskey, Laura H., deceased, of Allison Park, PA. No. 01918 of 2022. Thomas Lynskey, Extr., 8207 Marquis Dr., Pittsburgh, PA 15237.
22-00514w Mar 25; Apr 1, 8, 2022

Mangold, Carole Roseanne a/k/a Carole R. Mangold, deceased, of Pittsburgh, PA. No. 06911 of 2021. Barbara W. Riehle, Extrx., 600 Madison Avenue, Apt. 511, Pittsburgh, PA 15243 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
22-01173 Mar 25; Apr 1, 8, 2022

Manion, Margaret J., deceased, of Pittsburgh, PA. No

Matey, Linda C., deceased, of North Versailles, PA. No. 01705 of 2022. Cassandra Moulton Arble, Extr., 434 Pete Thomas Road, Pittsboro, NC 27312 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
22-01162 Mar 25; Apr 1, 8, 2022

Matusik, Frances E., deceased, of North Versailles Township, PA. No. 07595 of 2021. Marcella A. Wasilko, Extr., 5 Locust Grove Road, P.O. Box 134, Greenock, PA 15047 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
22-01168 Mar 25; Apr 1, 8, 2022

McKriskey, Dolores M. a/k/a Dolores McKriskey, deceased, of Harrison Township, PA. No. 01737 of 2022. Renee N. Richards, Extr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.
22-01176 Mar 25; Apr 1, 8, 2022

Sanders, Irma J., deceased, of Pittsburgh, PA. No. 00518 of 2022. Sean E. Sanders, Extr., 1155 Varner Road, Pittsburgh, PA 15227 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.
22-01161 Mar 25; Apr 1, 8, 2022

Sistek, Betty Jane, deceased, of Verona, PA. No. 1847 of 2022. Darla S. Amato, Extr., 320 Crescent Garden Drive, Pittsburgh, PA 15235 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
22-01171 Mar 25; Apr 1, 8, 2022

Arthur, Pamela J., deceased, of Baldwin Township, PA. No. 01540 of 2022. Melissa Fischer, Extr., 103 West Bellecrest Avenue, Pittsburgh, PA 15227 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.
22-01067 Mar 18, 25; Apr 1, 2022

Bates, Barbara Anne a/k/a Barbara A. Bates, deceased, of Pittsburgh, PA. No. 01593 of 2022. Marianne T. Laity, Extr., 1403 Ivywood Drive, Allison Park, PA 15101 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.
22-01066 Mar 18, 25; Apr 1, 2022

Brewer, Elijah Jamaal, deceased, of Pittsburgh, PA. No. 06126 of 2021. Jarmayne Brewer, Admr., 526 Ottillia Street, Pittsburgh, PA 15210 or to R. Anthony DeLuca, Esq., 225 Ross Street, 4th Floor, Pittsburgh, PA 15219.
22-00417w Mar 18, 25; Apr 1, 2022

Brown, Roland Benjamin, deceased, of Pittsburgh, PA. No. 01185 of 2022. Lorraine E. Williams, Extr., c/o David J. Eckle, Esq., Law Office of David J. Eckle, 244 Center Road, Suite 202, Monroeville, PA 15146.
22-00418w Mar 18, 25; Apr 1, 2022

Burgman, Thelma A., deceased, of McKeesport, PA. No. 01578 of 2022. Kirstin Dixon, Admr. c.t.a., 206 Wall Avenue, Wall, PA 15148 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
22-01068 Mar 18, 25; Apr 1, 2022

Decicco, Helen E., deceased, of Clairton, PA. No. 1669 of 2022. Lisa Teolis, Admr., 204 Paultette Drive, Elizabeth, PA 15037 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
22-01070 Mar 18, 25; Apr 1, 2022

Eslinger, Richard E., deceased, of Pittsburgh, PA. No. 03922 of 2022. Nancy Henchir, Extr., 612 Laughlin Ave., Pittsburgh, PA 15210.
22-00413w Mar 18, 25; Apr 1, 2022

Giammatteo, Janet C. a/k/a Janet C. Brombach Giammatteo, deceased, of Pittsburgh, PA. No. 1184 of 2022. Eric Kuhn, Co-Extr., 29 Denny Estates, Pittsburgh, PA 15238 and Kim Palumbo, Co-Extr., 352 Murray Avenue, Arnold, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
22-01075 Mar 18, 25; Apr 1, 2022

Goldbach, Linda M. a/k/a Linda Marie Goldbach, deceased, of Scott Township, PA. No. 1143 of 2022. Richard J. Goldbach, Extr., 1792 Tyriss Drive, Pittsburgh, PA 15241 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.
22-01074 Mar 18, 25; Apr 1, 2022

Graffam, Helen J. a/k/a Helen Jean Graffam, deceased, of Jefferson Hills Borough, PA. No. 01169 of 2022. Janet L. Graffam, Co-Extr., 923 Jill Drive, Pittsburgh, PA 15227 and Joyce E. Lloyd, Co-Extr., 59 North Colonels Lane, Washington, VA 22747 or to David G. Henry, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
22-01063 Mar 18, 25; Apr 1, 2022

Leschak, Mary Agnes, deceased, of Scott Township, PA. No. 01673 of 2022. Ronald T. Leschak, Extr., 8306 Silver Bay Court, Houston, TX 77095 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.
22-00415w Mar 18, 25; Apr 1, 2022

Novak, Rita H., deceased, of West Mifflin, PA. No. 01292 of 2022. Ronald E. Novak, Extr., 130 Oak Manor Drive, Natrona Heights, PA 15065 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.
22-00419w Mar 18, 25; Apr 1, 2022

Rabickow, Helen M., deceased, of Monroeville, PA. No. 05943 of 2020. Nancy Sloan, Extr., 3723 Old William Penn Highway, Wilkins Twp., PA 15236 or to Jeremy S. Stragand, Esq., Morascyzk & Polochak, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066.
22-01073 Mar 18, 25; Apr 1, 2022

Renquist, Elmer L., deceased, of Elizabeth, PA. No. 1645 of 2022. Keith Renquist, Extr., 3014 Liberty Way, McKeesport, PA 15133 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
22-01071 Mar 18, 25; Apr 1, 2022

Salvatore, Joseph John, deceased, of Rankin, PA. No. 01441 of 2022. Cristy Ann Hines, Extr., 301 N. Holland Ave., Rankin, PA 15104 or to R. Anthony DeLuca, Esq., 225 Ross Street, 4th Floor, Pittsburgh, PA 15219.
22-00416w Mar 18, 25; Apr 1, 2022

Walton, John J., deceased, of Plum, PA. No. 01567 of 2022. Cheryl Ann Zorich, Extr., 1585 Bellmonte Road, Pittsburgh, PA 15237 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.
22-01069 Mar 18, 25; Apr 1, 2022

Williams, Patricia H., deceased, of Franklin Park Borough, PA. No. 01605 of 2022. Jeffrey M. Williams, Extr., 604 Victory Road, Pittsburgh, PA 15237 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.
22-01072 Mar 18, 25; Apr 1, 2022

Corbett, Harry M., deceased, of Pittsburgh, PA. No. 00633 of 2022. Amy Corbett, Extr., 490 Canal Street, Apt. 6, San Rafael, CA 94901 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.
22-00976 Mar 11, 18, 25, 2022

Crawford, Janet A., deceased, of Pittsburgh, PA. No. 8564 of 2022. John L. Muir, Extr., 535 Dorchester, Pittsburgh, PA 15226 or to Jay R. Hagerman, Esq. and Ilene H. Fingeret, Esq., Abernethy & Hagerman, 4499 Mount Royal Boulevard, Allison Park, PA 15101.
22-00369w Mar 11, 18, 25, 2022

Hallam, Glenn, deceased, of Pittsburgh, PA. No. 01454 of 2022. Laura Hallam, Admr., 1911 Berkwood Dr., Pittsburgh, PA 15243.
22-00370w Mar 11, 18, 25, 2022

Henry, Virginia M. a/k/a Virginia Mary Henry, deceased, of Pine Township, PA. No. 1320 of 2022. Loretta A. Hayes, Extr., c/o Karen E. Bononi, Esq., Morella and Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
22-00372w Mar 11, 18, 25, 2022

Houck, Edward William, deceased, of Upper St. Clair, PA. No. 01459 of 2022. Lois A. Mulholland, Extr., 162 Shoreline Drive, McMurray, PA 15317.
22-00368w Mar 11, 18, 25, 2022

Kreutzer, Alyce Gail, deceased, of Pittsburgh, PA. No. 1347 of 2022. Jeffrey Paul Kreutzer, Extr., 1569 King Charles Dr., Pittsburgh, PA 15237 or to Charles R. Reis, Esq., The Reis Law Firm, 5700 Corporate Drive, Suite 510, Pittsburgh, PA 15237.
22-00960 Mar 11, 18, 25, 2022

Lowry, Charles M. a/k/a Charles Marshall Lowry, deceased, of Ingram Borough, PA. No. 01279 of 2022. Anthony D. Code, Extr., 2210 Laketon Road, Wilkensburg, PA 15221 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.
22-00961 Mar 11, 18, 25, 2022

Panebianco, Patrick A., deceased, of Pittsburgh, PA. No. 00668 of 2022. Amy Panebianco, Admr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
22-00970 Mar 11, 18, 25, 2022

Rapport, William, deceased, of Verona, PA. No. 1489 of 2022. Aaron J. Rapport, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
22-00373w Mar 11, 18, 25, 2022

Speelman, Jr., James E., deceased, of Homestead, PA. No. 01474 of 2022. Mary Hindman, Admr., 529 State Route 130, Level Green, PA 15085 or to J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.
22-00971 Mar 11, 18, 25, 2022

Vincent, Jr., James E., deceased, of Pittsburgh, PA. No. 09188 of 2021. Lorraine D. Vincent, Admr., P.O. Box 17536, Pittsburgh, PA 15235 or to Sheila M. Ford, Esq., 6419 Stanton Avenue, Pittsburgh, PA 15206.
22-00977 Mar 11, 18, 25, 2022

Articles of Incorporation Business Corporation

David Chontos, Esq., Chontos & Chontos PC, 561 Beulah Rd., Turtle Creek, PA 15145. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Post Genre Records, Inc.
22-00513w Mar 25, 2022

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Clipeum Canada, Inc.
22-01165 Mar 25, 2022

Fictitious Name Registration

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 Lawson Cleaning Service, with its principal office or place of business at 250 Alcoma Blvd., Apt. 209, Pittsburgh, PA 15235. The names and addresses of all persons who are parties to the registration are: Marvin Lawson, 250 Alcoma Blvd., Apt. 209, Pittsburgh, PA 15235.
22-01164 Mar 25, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division No.: GD-22-000821 New Homestead Development Company, Plaintiff, vs. Unknown Heirs, Executors and/or Administrators of the Estate of Nellie L. Williams, Deceased, Unknown Heirs, Executors and/or Administrators of the Estate

of Richard J. Williams, Deceased, Midfirst Bank and Commonwealth of Pennsylvania Department of Revenue, Defendants.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555
22-01163 Mar 25, 2022

Notice of Action in Mortgage Foreclosure

Court of Common Pleas Allegheny County, PA Civil Action-Law No. MG-21-000231 Trinity Financial Services, LLC, Plaintiff v. Raymond Craighead, Individually, in His Capacity as Administrator and Heir of Janet L. Craighead a/k/a Janet Craighead; et al., Defendants
To: To: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Janet L. Craighead a/k/a Janet Craighead Defendant(s), 1311 Paulson Avenue, Pittsburgh, PA 15206
Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, Trinity Financial Services, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-21-000231, seeking to foreclose the mortgage secured on your property located, 1311 Paulson Avenue, Pittsburgh, PA 15206.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Avenue, 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company, Attorneys For Plaintiff, Jenine Davey, Esq. ID No. 870777, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.
22-01112 Mar 25, 2022

Notice of Action in Mortgage Foreclosure

Court of Common Pleas Allegheny County, PA Civil Action-Law No. GD-21-012070 Reverse Mortgage Solutions, Inc., Plaintiff v. Matthew A. Frank a/k/a Matthew Frank, in His Capacity as Heir of Barbara Frank; et al., Defendants
To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara Frank Defendant(s), 664 3rd Avenue, Verona, PA 15147
Complaint In Mortgage Foreclosure
You are hereby notified that Plaintiff, Reverse Mortgage Solutions, Inc., has filed a

Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-21-012070, seeking to foreclose the mortgage secured on your property located, 664 3rd Ave., Verona, PA 15147.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company, Attorneys For Plaintiff, Jenine Davey, Esq. ID No. 870777, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.
22-01113 Mar 25, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Andy Siwa a/k/a Andrew Khadka a/k/a Andrew Siwa, a minor. No. AP-185-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Rita Kumari Poudel a/k/a Rita Poudel, Narayan Siwa, and the Unknown Father, parents of Andy Siwa a/k/a Andrew Khadka a/k/a Andrew Siwa, a minor, born on August 26, 2018, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Andy Siwa a/k/a Andrew Khadka a/k/a Andrew Siwa. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Thursday, May 12, 2022 at 10:00 a.m. (Prevailing Eastern Time), before the Honorable David Spurgeon. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

This is also to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child, if all parties agree and the voluntary written agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Avenue, 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 10th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289; ablack@diakon-swan.org, Attorneys for Petitioner.
22-01215 Mar 25; Apr 1, 8, 2022

Voluntary Dissolution Business Corporation

Cory Omasta, Esq., Cory Omasta, 420 Ft. Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222. Notice is hereby given by Beacon Insurance Associates, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.
22-00462w Mar 25; Apr 1, 2022

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