

## 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, Tuesday, September 5, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 5, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, SEPTEMBER 6, 2023, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 11, 2023 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by Common Pleas Court Rule 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 485.

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

## Article XII

## Sheriff's Sales

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

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

written notice required pursuant to this 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."

## Avalon

44. Ronald W. Klett  
GD-22-004282—\$3,623.18  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two story frame house being known as 806 Jackman Avenue, Pittsburgh, PA 15202. Deed Book Volume 9408, Page 99. Block & Lot No. 159-H-100.

## Baldwin Borough

69. Dorn P. Laux, Jr., Administrator of the Estate of Anna Marie Seman a/k/a Anna Seman, Deceased and as Known Heir of Anna Marie Seman a/k/a Anna Seman, Deceased

MG-21-000209—\$68,303.08

Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 629 Penn Street, Pittsburgh, PA 15227. Deed Book Volume 11254, Page 358. Block and Lot Number 0059-G-00074-0000-00.

## Bellevue

99. James G. Motta, in His Capacity as Heir of Zoe Belle Motta a/k/a Zoe B. Motta, Deceased; Zoey Motta, in Her Capacity as Heir of Zoe Belle Motta a/k/a Zoe B. Motta, Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right Title or Interest From or Under Zoe Motta a/k/a Zoe B. Motta, Deceased

MG-22-000439—\$65,598.97  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 189 North Balph Avenue, Pittsburgh, PA 15202. Deed Book Volume 7045, Page 405. Block and Lot Number 0160-D-00167-0000-00.

## Bethel Park

70. William C. Huehn  
MG-22-000627—\$138,681.98  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 403 Broughton Road, Bethel Park, PA 15102. Deed Book Volume 15838, Page 45. Block and Lot Number 0392-L-00045-0000-00.

77. Estair Kotsagrellos  
GD-22-015776—\$10,036.67  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1083 Surrey Woods Road, Bethel Park, PA 15102. Deed Book 5700, Page 453. Block and Lot Number 391-R-270.

## Blawnox

96 Aug 23. David W. Carr and Craig A. Carr  
MG-15-000125—\$202,141.74  
Michelle Piorro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a brick dwelling being known and numbered as 209 Summit Drive, Pittsburgh, Pennsylvania 15238. Block/Lot # 292-J-271.

## Carnegie

66. Michelle A. Shiring  
MG-23-000127—\$31,154.85  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Carnegie: Having currently erected thereon a single family dwelling being known as 618 6th Avenue, Carnegie, PA 15106. Deed Book 12913, Page 384, Block and Lot 0103-N-00140-0000-00.

## Castle Shannon

26. Mark D. Hutchin and Shantel M. Hutchin  
MG-20-000401—\$86,212.03  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

51. Pingala Gajurel and Bidur Khadka  
MG-22-000273—\$196,263.28  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 707 Riehl Drive, Pittsburgh, PA 15234. Deed Book 16876, Page 419. Block and Lot Number 139-J-121.

## Churchill

20. Solutions for Homeowners LLC, Solutions for Homeowners Inc., and Douglas C. Dorsey  
GD-22-002427—\$303,427.15  
Adam Friedman, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Parcel 1: Having erected thereon a dwelling being known and numbered as 2331 Marbury Road, Pittsburgh, PA 15221. Deed Book Volume 17468, Page 197. Block and Lot 298-F-207.

Parcel 2: Being vacant land being known as Marbury Road, Pittsburgh, PA 15221. Deed Book Volume 17468, Page 197. Block and Lot 298-F-206.

## City of Clairton

65. David D. Lee, Individually, as Administrator and Heir of the Estate of Shawnta M. Moore a/k/a Shawnta M. Lee a/k/a Shawnta Moore a/k/a Shawnta Marrelle Moore-Lee; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shawnta M. Moore a/k/a Shawnta M. Lee a/k/a Shawnta Moore a/k/a Shawnta Marrelle Moore-Lee

MG-22-000413—\$30,310.05  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 412 Baker Avenue, Clairton, PA 15025. Deed Book Volume 13943, Page 468. Block and Lot 0879-S-00230-0000-00.

87. Lisa Denillo, as Believed Heir of the Estate of Carol Ann Daugherty; Todd Daugherty, as Believed Heir of the Estate of Carol Ann Daugherty; Teri Jamison, as Believed Heir of the Estate of Carol Ann Daugherty; Unknown Heirs of the Estate of Carol Ann Daugherty (if any); and Unknown Administrators of the Estate of Carol Ann Daugherty (if any)

GD-22-012864—\$107,609.17  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 1117 McKinley Drive, Clairton, PA 15025. Document Number 2001-102677, Deed Book Volume 11125, Page 415. Block and Lot Number 0879-J-00082-0000-00.

**Collier****13. Angel Lou Skulos Boulis**

MG-19-001353—\$988,282.77  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 4010 Muirfield Drive, Presto, PA 15142. Deed Book 10930, Page 620. Block and Lot Number 199-L-19.

**Crafton****2. Mary Beth Sciuuba a/k/a Mary B. Sciuuba**

MG-23-000252—\$39,609.68  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling known and numbered as 35 Taylor St., Pittsburgh, PA 15205. Deed Book Volume 11172, Page 239. Parcel No.: 0069-R-00268-0000-00.

**Dormont****43. Frances Pattinato**

GD-22-004483—\$3,204.72  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story masonry frame house being known as 1696 New Haven Avenue, Pittsburgh, PA 15216. Deed Book Volume 7960, Page 527. Block & Lot No. 63-L-169.

**91. Jeffrey Leslie Varion**

GD-23-002408—\$40,352.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family rowhouse being known and numbered as 1329 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book 8570, Page 340. Block and Lot Number 98-D-54.

**Duquesne****35. The Unknown Heirs of Henry Samuels, Deceased**

GD-23-002110—\$3,397.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 3: Having erected thereon a one and one half story brick house being known as 422 South 3rd Street, Duquesne, PA 15110. Deed Book Volume 8702, Page 78. Block & Lot No. 378-J-79.

**Elizabeth Borough****61. Kenneth A. Kolodziej and Lori A. Kolodziej**

GD-22-015453—\$36,887.19  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: (Parcel 1) Having erected thereon a three family dwelling being known and numbered as 511 7th Ave., Elizabeth, PA 15037. Deed Book 14325, Page 159. Block and Lot Number 1133-S-377;

(Parcel 2) Having erected thereon a single family dwelling being known and numbered as 610 Bayard St., Elizabeth, PA 15037. Deed Book 15783, Page 198. Block and Lot Number 1133-R-97.

**Elizabeth Township****81. Ronald W. Hallas, Jr.**

MG-23-000301—\$68,552.73  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 900 Pineview Drive, Elizabeth, PA 15037. Document Number 31342, Deed Book Volume 11457, Page 363. Block and Lot Number 1904-F-00371-0000-00.

**Forward****90. Kenneth A. Kolodziej and Lori A. Kolodziej**

GD-22-015477—\$31,243.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: (Parcel 1) Having erected thereon a single family dwelling being known and numbered as 2712 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 17281, Page 425. Block and Lot Number 2088-G-41; (Parcel 2) Having erected thereon a mobile home dwelling being known and numbered as 2838 Pangburn Hollow Road, Monongahela, PA 15063. Deed Book 9818, Page 480. Block and Lot Number 1738-N-360;

(Parcel 3) Having erected thereon a single family dwelling being known and numbered as 8832 Roberts Hollow Road, Elizabeth, PA 15037. Deed Book 15933, Page 388. Block and Lot Number 1573-B-328.

**Glassport****19. Craig A. Slafka and the Secretary of Housing and Urban Development**

MG-17-001293—\$53,946.61  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling known and numbered as 235 Euclid Avenue, Glassport, PA 15045. Deed Book Volume 12690, Page 97. Block and Lot Number 467-L-334-0000-01.

**84. Hunter Jackson Harris Holdings Inc.**

GD-23-000100—\$49,212.21  
Sarah A. Elia, Esq.  
267-295-3364

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a multi family residential dwelling being known and numbered as 830-832 Ohio Avenue, Glassport, PA 15045 a/k/a 830 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 18529, Page 577. Block and Lot Number 558-F-3.

**100. Cecilia Sowa, with Notice to Heirs and Assigns**

GD-23-002996—\$2,914.46  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one story frame house known as 435 Iowa Avenue, Glassport, PA 15045. Deed Book Volume 4788, Page 234. Block & Lot No. 467-R-327.

**101. The Unknown Heirs of Carol Ann Dabruzzo, Deceased**

GD-23-002993—\$5,375.81  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family, two story frame house known as 316 5th Street, Glassport, PA 15045. Deed Book Volume 4645, Page 532. Block & Lot No. 467-R-128.

**102. The Unknown Heirs of Kenneth G. Pollock, Deceased**

GD-23-002994—\$3,504.19  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two story frame house known as 310 N. Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 4770, Page 437. Block & Lot No. 384-R-234.

**Hampton****40. Howard Gibson**

GD-19-018223—\$10,133.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story two family house being known as 4336 Route 8, Allison Park, PA 15101. Deed Book Volume 17628, Page 86. Block & Lot No. 830-D-299.

**49. Jean Holland Baumgardner**

GD-16-018988—\$2,794.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 2264 W. Hardies Road, Gibsonia, PA 15044. Deed Book Volume 10425, Page 482. Block & Lot No. 1075-D-159.

**82. Farhad Salari-Lak; Zahra Salari-Lak a/k/a Zahra Salri-Lak; and the United States of America, Department of Treasury, Internal Revenue**

MG-22-001052—\$780,955.84  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2154 South Villa Drive, Gibsonia, PA 15044. Document Number 36126, Deed Book Volume 7995, Page 211. Block and Lot Number 1209-H-00001-0000-00.

**Ingram****5. Matthew J. Douglas**

MG-23-000251—\$30,601.47  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Block/Lot # 69-C-16.

**Liberty****54. Nemeth and Sons, LLC, a Pennsylvania limited liability company, and Mark G. Nemeth, an adult individual, and MGT Manufacturing Corporation, a Pennsylvania corporation, jointly and severally**

GD-16-013843—\$124,384.12  
Jaclyn M. DiPaola, Esq.  
412-802-6666

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a commercial building being known and numbered as 2805 Liberty Way, McKeesport, PA 15133. Deed Book Volume 10078, Page 251, Block and Lot Number 465-R-227.

**55. Michael Spargal**

MG-23-000367—\$59,595.78  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being

known and numbered as 2708 E Street, McKeesport, PA 15133. Deed Book 14342, Page 260. Block and Lot Number 465-R-309.

**City of McKeesport****31. Julia H. Traczynski**

MG-22-000984—\$20,254.74  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Parcel No. 1: Having erected thereon a single family residential dwelling being known and numbered as 3421 Steele Street, McKeesport, PA 15132. Deed Book Volume 10387, Page 522. Block and Lot Number 381-L-76.

Parcel No. 2: Being vacant land known and numbered as Steele Street, McKeesport, PA 15132. Deed Book Volume 10387, Page 522. Block and Lot Number 381-L-78.

**57. All Known and Unknown Heirs of Michael A. West**

MG-23-000091—\$28,002.77  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Eighth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 3009 Boyd Street, McKeesport, PA 15132. Deed Book Volume 9570, Page 184, Parcel Number 380-R-2.

**McKees Rocks****24. David Pachasa Solely in His Capacity as Heir of Joann Pachasa, Deceased, Donald Pachasa Solely in His Capacity as Heir of Joann Pachasa, Deceased, Paul Pachasa, Jr., Solely in His Capacity as Heir of Joann Pachasa, Deceased, and the Unknown Heirs of Joann Pachasa, Deceased**

GD-23-001137—\$22,472.00  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1149 Church Avenue, McKees Rocks, PA 15136. Deed Book 5722, Page 587. Block and Lot Number 72-S-150.

**Monroeville****68. Timothy E. Lewis and Karen M. Lewis**

MG-22-000386—\$121,213.84  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having currently erected thereon a single family dwelling being known as 101 Edgemeade Drive, Monroeville, PA 15146, Deed Book 12977 Page 6, Block and Lot 0741-G-00023-0000-00.

**Moon****25. Paul R. Castner**

MG-17-001586—\$159,672.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 243 Burch Drive, Coraopolis, PA 15108. Deed Book 16053, Page 534. Block and Lot Number 416-S-149.

**76. Michael John Ivošević**

GD-23-000322—\$12,235.86  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling, known as 112 South Patton Drive, Coraopolis, PA 15108. Deed Book 15078, Page 8. Block and Lot Number 697-M-60.

**85. One Thorn Run Associates, A. Richard Nernberg, Susan Nernberg, A. Richard Nernberg, as Trustee of the A. Richard Nernberg Amended and Restated Revocable Deed of Trust, Dated May 25, 2018, and Susan L. Nernberg, as Trustee of Susan L. Nernberg Amended and Restated Revocable Deed of Trust, Dated May 25, 2018**

GD-23-006835—\$9,325,286.80

Mark G. Claypool, Esq.

Knox McLaughlin Gornall & Sennett, P.C.  
814-459-2800

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a six-story commercial office building being known and numbered as 1187 Thorn Run Road, Coraopolis, PA 15108 and leasehold of 1187 Thorn Run Road, Coraopolis, PA 15108. Deed Book Volume 17301, Page 36. Block and Lot Number 0595-B-00068-0000-00.

### Munhall

**72. Jason Dixon a/k/a Jasin Dixon, in His Capacity as Known Heir of Eugene L. Dixon, Deceased, and the Unknown Heirs of Eugene L. Dixon, Deceased**

MG-22-000070—\$22,633.14

Leon P. Haller, Esq.

Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1402 Ravine Street, Homestead, PA 15120 a/k/a 1402 Ravine Street, Munhall, PA 15120. Deed Book Volume 11165, Page 28. Block and Lot Number 180-P-147.

**94. Skeeter E. Hicks and Nicole B. Hicks**

GD-22-006424—\$120,366.01

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Parcel 1: Having thereon a vacant lot being known and numbered as W. Marigold Street, Homestead, PA 15120. Deed Book Volume 10776, Page 422, Block and Lot 0180-F-00032-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 220 West Marigold Street, Homestead, PA 15120. Deed Book Volume 10776, Page 422, Block and Lot 0180-F-00036-0000-00.

### North Versailles

**73. Daniel L. Isaacs**

MG-23-000026—\$67,028.68

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 420 Tintman Avenue, North Versailles, PA 15137. Deed Book Volume 11322, Page 418. Block and Lot Number 456-G-258.

### Penn Hills

**7. James Stefan, Known Heir of John R. Stefan, Deceased, David Stefan, Known Heir of John R. Stefan, Deceased and All Unknown Heirs of John R. Stefan, Deceased**

GD-22-005925—\$18,133.01

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 11009 Azalea Drive, Pittsburgh, PA 15235. Deed Book 5628, Page 157. Block and Lot Number 368-C-73.

**9. ECCJ Real Estate Management**

GD-21-013009—\$11,445.20

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 7800 Thon Dr., Verona, PA 15147. Deed Book 16031, Page 170. Block and Lot Number 230-G-60.

**10. TOC Management, LLC**

GD-22-006570—\$44,867.14

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 185 Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-145;

Parcel 2: Being all that certain vacant land being known and numbered as Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-161; and

Parcel 3: Having erected thereon a commercial building being known and numbered as 270 Coal Hollow Road, Verona, PA 15147. Deed Book 15247, Page 387. Block and Lot Number 367-N-336.

**18. Sharon R. Young**

MG-15-000378—\$84,158.70

Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 235 Curtis Street, Pittsburgh, PA 15235. Deed Book Volume 16857, Page 103. Block and Lot Number 296-D-107.

**22. Trista Chester, Solely as Heir of Anthony T. Sims, Deceased and Anthony J. Sims, Solely as Heir of Anthony T. Sims, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Anthony T. Sims, Deceased**

MG-22-000678—\$138,190.14

Joseph A. Sulon, Esq.  
Hill Wallack LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Penn Hills Municipality: Having erected thereon a 2 story dwelling being known and numbered as 51 Rushmore Dr., Pittsburgh, PA 15235. Deed Book 17476, Page 162. Block and Lot Number 537-E-146.

**28. Sherry Leaf-Wittkopp, Known Heir of Merna Wittkopp, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Merna Wittkopp, Deceased**

MG-19-001257—\$78,795.49

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 158 Bridge Street, Verona, PA 15147. Deed Book Volume 8956, Page 255, Block and Lot 0631-B-00049-0000-00.

**30. Harry G. Delancey, With Notice to Known Heirs and Assigns**

GD-21-015130—\$11,467.76

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 890 Old Coal Hollow Rd., Verona, PA 15147. Deed Book 4340, Page 53. Block and Lot Number 368-N-101.

**60. Monique Dunson**

GD-23-000986—\$12,524.54

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 1890 Runnette St., Pittsburgh, PA 15235. Deed Book 10237, Page 13. Block and Lot Number 173-D-279.

**63. Robert A. Satryan, Sr.**

GD-22-013346—\$12,933.05

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 11738 Joan Drive, Pittsburgh, PA 15235. Deed Book 10556, Page 458. Block and Lot Number 450-E-304.

**67. Jason L. O'Connell**

GD-22-015398—\$84,467.78

Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Penn Hills: Having currently erected thereon a single family dwelling being known as 1817 Loretta Drive, Pittsburgh, PA 15235. Deed Book 12177, Page 565, Block and Lot 0632-K-00298-0000-00.

**92. Davon Lee Reynolds, Jr.**

GD-22-011509—\$17,157.37

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 305 Jefferson Road, Pittsburgh, PA 15235. Deed Book 17255, Page 424. Block and Lot Number 449-R-173.

**98. Darryl W. Johnson**

MG-22-001011—\$91,787.50

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 10909 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 8971, Page 393. Block and Lot 0368-R-00105-0000-00.

### Pennsbury Village

**96. Steven J. Cable**

MG-21-000228—\$100,229.32

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Pennsbury Village: Having erected thereon a condominium unit being known and numbered as 1192 Pennsbury Boulevard, Pittsburgh, PA 15205. Deed Book Volume 13650, Page 213, Block and Lot 0150-S-00096-0148-00.

### Pine

**48. Kevin J. Roth and Shelby A. Roth**

GD-22-011781—\$6,193.54

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one story brick

house being known as 100 Fawn Drive, Wexford, PA 15090. Deed Book Volume 17149, Page 231, Block & Lot No. 1824-D-11.

### Plum

**14. Edward Waugh a/k/a Edward P. Waugh**

MG-22-000796—\$81,913.81

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 270 Fiesta Drive, Pittsburgh, PA 15239. Deed Book 14478, Page 185. Block and Lot Number 1240-C-386.

**59. Sean R. Kelley and Steffany R. Kelley**

MG-23-000071—\$186,001.94

Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 493 Rainier Drive, Pittsburgh, PA 15239 a/k/a 493 Rainier Drive, Plum, PA 15239. Deed Book Volume 18172, Page 163. Block and Lot Number 1103-H-205.

**78. Karen L. Burnside and Ronald L. Burnside**

GD-19-006511—\$13,557.21

Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 7906 Saltsburg Road, Pittsburgh, PA 15239. Deed Book 7450, Page 250. Block and Lot Number 852-K-127.

### Ross

**88. Toni A. Fiumara**

MG-23-000169—\$107,840.25

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 317 Preston Ave, Pittsburgh, PA 15214. Deed Book Volume 12914, Page 405. Block and Lot Number 162-N-126.

### Scott

**34. Terrance L. Cassidy**

GD-21-013636—\$13,139.50

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two story brick house being known as 603 Lindsay Road, Carnegie, PA 15106. Deed Book Volume 17041, Page 120. Block & Lot No. 143-A-52.

**95. Ronald Styche, III, in His Capacity as Heir of Kandy M. Styche; Michael J. Styche, in His Capacity as Heir of Kandy M. Styche; Timothy J. Styche, in His Capacity as Heir of Kandy M. Styche; Jaimie L. Styche, in His/Her Capacity as Heir of Kandy M. Styche; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kandy M. Styche**

MG-22-000667—\$78,777.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 441 Carothers Avenue, Carnegie, PA 15106. Deed Book Volume 12886, Page 502. Block and Lot 0102-G-00097-0000-00.

**South Fayette****1. Jason L. Katz and Denise Smith**

AR-22-000212—\$5,138.85  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge No. 6 Condominium Association dwelling being known and numbered as 2469 Brook Ledge Road, Unit 33A, Bridgeville, PA 15017. Deed Book 16495, Page 453. Block and Lot Number 0481-R-00474-033A-00.

**36. Rose M. Sura**

GD-22-000302—\$3,530.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one story frame house being known as 213 Bridge Street, Presto, PA 15142. Deed Book Volume 10148, Page 523. Block & Lot No. 258-C-1.

**Stowe****3. Michael A. Foor and Brandon Lee Lueckert**

GD-22-012063—\$6,045.50  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1117 Dohrman Street, McKees Rocks, PA 15136. Deed Book 14998, Page 388. Block and Lot Number 72-8-125.

**37. Rick Sheets a/k/a Richard Sheets, with Notice to Heirs and Assigns**

GD-23-002135—\$6,513.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story, two family brick house being known as 66 Harlem Avenue, McKees Rocks, PA 15136. Deed Book Volume 12980, Page 137. Block & Lot No. 73-M-168.

**75. Edward L. Wallace and Dewanda D. Wallace**

MG-23-000393—\$100,431.31  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel 1: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-147.

Parcel 2: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-148.

Parcel 3: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-149.

Parcel 4: Having thereon a vacant lot known and numbered as McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-150.

Parcel 5: Having erected thereon a dwelling known and numbered as 38 McKinnie Ave., McKees Rocks, PA 15136. DBV 17433, PG 141, B/L #73-S-152.

**Turtle Creek****16. David Cook, Solely in His Capacity as Heir of Jeanne M. Ireland, Deceased**

MG-22-000923—\$24,954.64  
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 313 Monroeville Avenue, Turtle Creek, PA 15145. Deed Book 9074, Page 109. Block and Lot Number 455-L-192.

**Verona****64. Matthew A. Frank a/k/a Matthew Frank, in His Capacity as Heir of Barbara Frank; Gregory Frank, in His Capacity as Heir of Barbara Frank; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara Frank**

GD-21-012070—\$87,704.01

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Verona: Having erected thereon a dwelling being known and numbered as 664 3rd Street, Verona, PA 15147. Deed Book Volume 12957, Page 459. Block and Lot 0364-S-00224-0000-00.

**West Deer****39. Margaret I. Wilson, with Notice to Heirs and Assigns**

GD-23-001914—\$16,103.23

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 2747, Page 470. Block & Lot No. 2009-J-385.

**41. The Unknown Heirs of Sarah M. McMorrin, Deceased**

GD-23-002143—\$5,373.11

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant residential land known as Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 3061, Page 692. Block & Lot No. 2008-R-62.

**46. The Unknown Heirs of Reese M. Hassinger, Deceased**

GD-23-001913—\$11,131.18

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one story frame house being known as 25 Tree Haven Lane, Gibsonsia, PA 15044. Deed Book Volume 3402, Page 196. Block & Lot No. 2010-N-182.

**56. Georgetta Thalman a/k/a Georgetta M. Thalman**

GD-22-000906—\$34,206.37

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 225 Shoaf Street, Tarentum, PA 15084. Deed Book 15842, Page 84. Block and Lot Number 1838-N-172.

**Whitehall****89. Patricia L. Nidbella**

GD-22-014861—\$135,963.46

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5135 South Passage Drive, Pittsburgh, PA 15236. Deed Book Volume 15826, Page 109. Block and Lot Number 249-H-008.

**Wilkinsburg****8. The Unknown Heirs of Zelma M. Locke, Deceased**

GD-21-014055—\$16,576.09

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 1243 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10676, Page 632. Block and Lot Number 233-F-252.

**29. William Thompson**

GD-22-011510—\$51,153.29

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 727 Hill Avenue, Pittsburgh, PA 15221. Deed Book 16970, Page 114. Block and Lot Number 232-J-86.

**62. Carl C. Jordan**

GD-17-003019—\$51,909.23

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 2042 Laketon Road, Pittsburgh, PA 15221. Deed Book 18620, Page 71. Block and Lot Number 297-B-81.

**79. Mark Wagner, as Believed Heir to the Estate of Daisy E. Wagner; Unknown Heirs to the Estate of Daisy E. Wagner (if any); Unknown Administrators to the Estate of Daisy E. Wagner (if any)**

GD-23-001033—\$45,372.55

Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1411 Fairmont Street, Pittsburgh, PA 15221. Document Number 2004-8920, Deed Book Volume 11988, Page 356. Block and Lot Number 0298-A-00025-0000-00.

**93. Ellen M. Gleason and Linda S. Kelly**

MG-20-000163—\$76,668.23

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1017 Osage Drive, Pittsburgh, PA 15235. Deed Book 17002, Page 374. Block and Lot Number 297-L-246.

**Pittsburgh—4th Ward****33. Janet Wise, with Notice to Heirs and Assigns**

GD-22-013738—\$45,283.68

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 4: Having erected thereon a two and a half story brick house being known as 3632 Frazier Street, Pittsburgh, PA 15213. Deed Book Volume 6374, Page 430. Block & Lot No. 29-G-42.

**52. The Unknown Heirs of Cheryl Pearsall Deceased, and Marcus Zigler Solely in His Capacity as Heir of Cheryl Pearsall, Deceased**

MG-22-000012—\$106,217.20

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

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a condominium unit designated as No. 3283,

Building 10 in Holmes Place Condominiums, being known and numbered as 3283 Dawson Street, Pittsburgh, PA 15213. Deed Book 7935, Page 67. Block and Lot Number 29-C-270-10.

**Pittsburgh—5th Ward****97. Anthony I. Bentley, Jr.**

GD-20-010310—\$32,468.33

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

**Pittsburgh—14th Ward****45. Paula Epstein Elinoff**

GD-20-001068—\$4,413.83

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 14: Having erected thereon a two and one half story, two family house being known as 5606 Pocusset Street, Pittsburgh, PA 15217. Deed Book Volume 15600, Page 74. Block & Lot No. 87-F-243.

**Pittsburgh—15th Ward****21. Jennie A. Sciarretti and Orlando F. Sciarretti**

MG-18-000718—\$317,894.10

Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and 15th Ward of the City of Pittsburgh: Parcel# 1: Having Erected thereon a Residential Dwelling being known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00074-0000-00.

Parcel #2: Having Erected thereon a Res Aux Building (No House) known and numbered as 308 Kaercher Street, Pittsburgh, PA 15207. Deed Book 11262, Page 424. Block and Lot 0055-A-00076-0000-00.

**71. Kathryn A. Lovas and Dale K. Lovas, Jr.**

MG-17-000111—\$77,947.81

Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4322 Tesla Street, Pittsburgh, PA 15217. Deed Book Volume 14108, Page 134. Block and Lot Number 0055-H-00016-0000-00.

**Pittsburgh—18th Ward****50. Dusan Grmusa**

GD-18-006236—\$154,695.59

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 18: Having erected thereon a two story commercial building being known as 634 E. Warrington Avenue, Pittsburgh, PA 15210. Deed Book Volume 10432, Page 634. Block & Lot No. 14-A-337.

**Pittsburgh—19th Ward****4. A M Rafi, P.C.**

GD-23-004979—\$1,770,464.65

Andrew G. Dittoe, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward, City of Pittsburgh: Parcel One: Having erected thereon a commercial building known as 2681 Waddington Avenue, Pittsburgh, PA 15226 and designated as Block and Lot 62-P-282.

Parcel Two: Being vacant commercial land known as Waddington Avenue, Pittsburgh, PA 15226 and designated as Block and Lot 62-P-282-1.

**12. The Unknown Heirs of Hoang H. Dang Deceased, and Truc Garry Solely in Her Capacity as Heir of Hoang H. Dang, Deceased**  
GD-22-014533—\$194,688.03  
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 743 Mayville Avenue, Pittsburgh, PA 15226. Deed Book 17937, Page 37. Block and Lot Number 61-B-16.

### Pittsburgh—20th Ward

**53. Patricia A. Wagner**  
MG-22-000339—\$98,911.65  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1306 Carnahan Road, Pittsburgh, PA 15220. Deed Book 8595, Page 643. Block and Lot Number 36-C-1-A.

**83. Tyler W. Knabe-Jones**  
MG-20-000095—\$61,741.88  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20: Having erected thereon a dwelling being known and numbered as 2916 Banksville Avenue, Pittsburgh, PA 15216. Document Number 2014-12123, Deed Book Volume 15599, Page 591. Block and Lot Number 0063-B-00133-0000-00.

### Pittsburgh—26th Ward

**17. Donna Rae McDonough**  
MG-22-000633—\$23,540.15  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 312 West Burgess Street, Pittsburgh, PA 15214. Deed Book 9476, Page 620. Block and Lot Number 46-J-239.

### Pittsburgh—28th Ward

**32. James Shannon**  
MG-23-000280—\$52,246.44  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1207 Justine Street, Pittsburgh, PA 15204. Deed Book Volume 13425, Page 576, Instrument 2007-35011, Block and Lot Number 41-G-100.

### Pittsburgh—29th Ward

**6. Christine R. Aggazio a/k/a Christine Renee Aggazio**  
MG-23-000180—\$55,570.79  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Twenty-Ninth Ward, City of Pittsburgh, formerly known as Carrick: Having erected thereon a dwelling known and numbered as 401 Birmingham Ave., Pittsburgh, PA 15210. Deed Book Volume 10586, Page 307 Block/Lot # 32-N-249.

**27. The Unknown Heirs of Georgeann C. Donnelly, Deceased**  
MG-22-000881—\$64,665.65  
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 413 Sinton Ave., Pittsburgh, PA 15210. Deed Book 9729, Page 609. Block and Lot Number 95-L-316.

### Pittsburgh—30th Ward

**74. Stanley D. Shuey, Charlene R. Shuey and Mark W. Bright**  
MG-23-000054—\$66,533.97  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 310 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 12426, Page 140, Instrument No. 2005-13053, Block and Lot Number 33-K-19.

#### 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  
Aug 10, 2023  
Aug 11, 18, 25, 2023

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

#### Estate Notice

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

Argenzio, Helen D., deceased, of Rankin, PA. No. 05667 of 2023. Patricia R. Argenzio, Extr., 1924 Lafayette Street, Pittsburgh, PA 15218 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.

23-03272 Aug 25; Sep 1, 8, 2023

Dodds, Deborah Detchon, deceased, of Pittsburgh, PA. No. 04953 of 2023. Seth Detchon Dodds, Co-Extr. and Zachary Bechman Dodds, Co-Extr., c/o Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

23-03270 Aug 25; Sep 1, 8, 2023

Fleishner, Joan, deceased, of Allison Park, PA. No. 05213 of 2023. Donna Babyak, Extr., 3530 Countrywood Drive, Allison Park, PA 15101 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

23-01617w Aug 25; Sep 1, 8, 2023

Grubb, Ellen W., deceased, of Wexford, PA. No. 05544 of 2023. Janet Kathleen Grubb, Admrx., 9429 Northgate Dr., Allison Park, PA 15101 or to Michael Goldstein, Esq., 537 N. Neville Street, Apt. 2G, Pittsburgh, PA 15213.

23-01610w Aug 25; Sep 1, 8, 2023

Jones, M. Esther Palmer a/k/a Mildred Esther Swauger a/k/a Esther M. Jones a/k/a Mildred Esther Jones a/k/a Mildred E. Palmer Jones, deceased, of Monroeville, PA. No. 05690 of 2023. Michael F. Palmer, Co-Extr. and Miriam Swauger, Co-Extr., 2711 Edgewood Lane, Lake Charles, LA 70605 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-03268 Aug 25; Sep 1, 8, 2023

Keiser, Cortes Lynn a/k/a Lynn Keiser, deceased, of Pittsburgh, PA. No. 05358 of 2023. Julia L. Keiser, Admrx., 4738 Bayard Street, Pittsburgh, PA 15217 or to Elliot S. Katz, Esq., 4057 Wolverton C, Boca Raton, FL 33434.

23-03269 Aug 25; Sep 1, 8, 2023

Loy, Jay K. a/k/a Jay Kennedy Loy, deceased, of Plum Borough, PA. No. 05651 of 2023. Carol Rosenson Loy, Extr., 812 Pierson Run Road, Pittsburgh, PA 15236 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

23-03271 Aug 25; Sep 1, 8, 2023

Robinson, Douglas Ross, deceased, of O'Hara Township, PA. No. 05701 of 2023. Susan Robinson Thim, Extr., 18316 NE 198th Street, Woodinville, WA 98077 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-01613w Aug 25; Sep 1, 8, 2023

Winnecour, Lewis A., deceased, of Scott Township, PA. No. 05771 of 2023. Marsha Mintz, Extr., 111 Green Commons Drive, Scott Township, PA 15243 or to Robert L. Foreman, Esq., 500 Grant Street, Suite 2900, Pittsburgh, PA 15219.

23-01615w Aug 25; Sep 1, 8, 2023

Balawajder, Sophie, deceased, of McKeesport, PA. No. 05529 of 2023. James J. Balawajder, Extr., 17 Kalyon Court, North Huntingdon, PA 15642 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-03202 Aug 18, 25; Sep 1, 2023

Burnett, Keith Allan, deceased, of Allison Park, PA. No. 05491 of 2023. Matthew J. Burnett, Extr., 2548 Royalview Drive, Allison Park, PA 15101 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

23-03191 Aug 18, 25; Sep 1, 2023

Cacali, Virginia L., deceased, of Moon Township, PA. No. 05223 of 2023. Stephen A. Cacali, Extr., 293 Shafer Road, Moon Township, PA 15108 or to Thomas J. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

23-03196 Aug 18, 25; Sep 1, 2023

Doychak, Dorothy D., deceased, of Coraopolis, PA. No. 05721 of 2023. Amanda Miller, Extr., 162 Davidson Lane, Aliquippa, PA 15001 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01575w Aug 18, 25; Sep 1, 2023

Durler, Patriciaann, deceased, of Pittsburgh, PA. No. 05053 of 2023. Jacquelin F. Gift, Extr., 3353 Woodwind Drive, Jefferson Hills, PA 15025 or to Adam J. Long, Esq., Long & Long, LLC, 305 West Pittsburgh St., Greensburg, PA 15601.

23-03189 Aug 18, 25; Sep 1, 2023

Ebbert, William M., deceased, of Pittsburgh, PA. No. 05702 of 2023. Anthony DeFide, Extr., 118 Royal Park Drive, Apt. 4C, Oakland Park, FL 33309 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

23-01571w Aug 18, 25; Sep 1, 2023

Fay, Maureen E., deceased, of O'Hara Township, PA. No. 03619 of 2023. Carol A. Freiland, Admrx., 620 Glengary Drive, Pittsburgh, PA 15215 or to Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.

23-03188 Aug 18, 25; Sep 1, 2023

Gardner, Rita J., deceased, of Pittsburgh, PA. No. 05523 of 2023. Sheila Gardner-Price, Admrx., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

23-03192 Aug 18, 25; Sep 1, 2023

Gusky, Henry, deceased, of Mt. Lebanon, PA. No. 06454 of 2022. Nancy E. Gusky, Extr., 120 Haverford Circle, Pittsburgh, PA 15243 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

23-03199 Aug 18, 25; Sep 1, 2023

Krieger, Richard J., deceased, of Mount Lebanon Township, PA. No. 05103 of 2023. Phillip Krieger, Adm., 888 Lovingson Drive, Pittsburgh, PA 15216 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

23-03180 Aug 18, 25; Sep 1, 2023

Linhart, Rebecca L., deceased, of Fox Chapel, PA. No. 05268 of 2023. Deborah W. Linhart, Admrx., 13 Chapel Oak Road, Pittsburgh, PA 15238 or to Maureen P.

Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

23-03197 Aug 18, 25; Sep 1, 2023

Love, Thomas J., deceased, of McCandless Township, PA. No. 05307 of 2023. Faith A. Love, Extr., c/o Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

23-03203 Aug 18, 25; Sep 1, 2023

McCall, Jr., Elmer Norbert a/k/a Elmer N. McCall, Jr., deceased, of Pittsburgh, PA. No. 05260 of 2023. Scott A. McCall, Extr., 72 Davis School Road, Washington, PA 15301 or to Brian J. Kahle, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-03201 Aug 18, 25; Sep 1, 2023

McIntyre, Roberta L. a/k/a Roberta Lynn McIntyre, deceased, of Mt. Lebanon, PA. No. 04843 of 2023. Jeffrey C. Allison, Extr., 1247 Pinewood Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03195 Aug 18, 25; Sep 1, 2023

Michalik, Susan G. a/k/a Susan Michalik, deceased, of Moon Township, PA. No. 04761 of 2023. Larra M. Daniels, Admr. c.t.a., 109 Great Oaks Drive, Moon Township, PA 15108 or to Trevor R. Fleming, Esq., The Law Firm

of Orić & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

23-03179 Aug 18, 25; Sep 1, 2023

Mossellem, Thomas E., deceased, of Pittsburgh, PA. No. 05393 of 2023. Lynda M. Palmer, Extr., 6001 Great Oaks Drive, Export, PA 15632 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

23-03200 Aug 18, 25; Sep 1, 2023

Muller, Brigitte E., deceased, of Verona, PA. No. 4970 of 2023. Petra Muller Traini, Extr., 8 Ridgemoor Fields Drive, Verona, PA 15147 or to John P. Montoya, Esq., Lange Legal Group, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

23-03190 Aug 18, 25; Sep 1, 2023

Paradzick, Velia, deceased, of Pittsburgh, PA. No. 05698 of 2023. Christopher Garman, Extr., 971 Vallevista St., Pittsburgh, PA 15234.

23-01577w Aug 18, 25; Sep 1, 2023

Pugliano, Jr., Frank, deceased, of Elliott, PA. No. 05419 of 2023. Thomas W. Fife, Co-Extr. and Daniel Barry, Co-Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

23-03193 Aug 18, 25; Sep 1, 2023

Roman, Paula a/k/a Paula M. Roman, deceased, of North Fayette Township, PA. No. 04968 of 2023. Catherine Ann Weber, Extr., 103 Holly Hill Drive, Oakdale, PA 15071 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03194 Aug 18, 25; Sep 1, 2023

Rosiak, Ronald P., deceased, of Pittsburgh, PA. No. 5635 of 2023. Edward P. Rosiak, Admr., 1468 Senior Drive, Pittsburgh, PA 15227 or to Allan J. Opsitnick, Esq., Opsitnick & Associates, 564 Forbes Avenue, Suite 1201, Pittsburgh, PA 15219.

23-01572w Aug 18, 25; Sep 1, 2023

Sweeney, Daniel Michael, deceased, of Pittsburgh, PA. No. 04966 of 2023. Patricia Sweeney, Extr., 1616 El Paso St., Pittsburgh, PA 15206.

23-03187 Aug 18, 25; Sep 1, 2023

Welsh, William J., deceased, of Glenshaw, PA. No. 05135 of 2023. Ann Marie Boylan, Admr., 221 Lucille Street, Glenshaw, PA 15116 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

23-03198 Aug 18, 25; Sep 1, 2023

Ackenheil, Pauline King Wilson a/k/a Pauline W. Ackenheil, deceased, of Upper St. Clair Township, PA. No. 05174 of 2023. Marcia A. Gooding, Extr., 704 Red Barn Court, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

23-03126 Aug 11, 18, 25, 2023

Bubash, Jr., George F. a/k/a George Bubash, deceased, of Blawnox, PA. No. 04112 of 2023. George P. Bubash, Extr., 121 Meadow Wood Lane, Washington, PA 15301 or to Stephen J. Taczak, Esq., Taczak Law Office, 12 N. Jefferson Ave., Canonsburg, PA 15317.

23-01416w Aug 11, 18, 25, 2023

Green, Jeffrey B., deceased, of North Fayette, PA. No. 5548 of 2023. Nancy Green, Extr., 41 Woodland Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01505w Aug 11, 18, 25, 2023

Lagattuta, Lawrence A. a/k/a Lawrence Anthony Lagattuta, deceased, of Pittsburgh, PA. No. 05230 of 2023. Madeline E. Lagattuta, Admr., 39 Greene Street, Apt. 202, Jersey City, NJ 07302 or to Benjamin J. Wischnowski, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 535 Smithfield Street, Ste. 800, Pittsburgh, PA 15222.

23-03120 Aug 11, 18, 25, 2023

Lauderbaugh, Carole A., deceased, of South Park, PA. No. 04795 of 2023. Lori Gillis, Extr., 573 Cherryhill Dr., Bridgeville, PA 15017.

23-01508w Aug 11, 18, 25, 2023

Lavrach, Joseph B., deceased, of Bethel Park, PA. No. 05567 of 2023. Richard Lavrach, Extr., 1023 Quincy Drive, Greensburg, PA 15601 or to Elizabeth A. Male, CPA, Esq., 3925 Reed Blvd., Ste. 205, Murrysville, PA 15668.

23-01509w Aug 11, 18, 25, 2023

Liguori, Pasquale R., deceased, of McKees Rocks, PA. No. 05382 of 2023. Richard Charles Liguori, Admr., 75 Thorncrest Drive, McKees Rocks, PA 15136 or to Frederick E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071.

23-03123 Aug 11, 18, 25, 2023

Reese, Sharon, deceased, of Monroeville, PA. No. 05549 of 2023. Danean Boyer, Extr., 2339 Bavarian Avenue, Rosamond, CA 93560 or to Branden A. Fulciniti, Esq.,

Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-01503w Aug 11, 18, 25, 2023

Renda, Antoinette M., deceased, of Pittsburgh, PA. No. 05556 of 2023. Marc Mastro, Extr., 2269 Clairmont Drive, Pittsburgh, PA 15241 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossdiss Boulevard, Monroeville, PA 15146.

23-01511w Aug 11, 18, 25, 2023

Seybert, William T., deceased, of Monroeville, PA. No. 04453 of 2023. Melissa Ann Shearer, Admr., 521 Anderson Road, Ford City, PA 16226 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

23-03125 Aug 11, 18, 25, 2023

Sutton, Loretta Lee, deceased, of Pittsburgh, PA. No. 04758 of 2023. Derek M. Sutton, Admr., 100 Toms Xing, Fruitland, MD 21826 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-03122 Aug 11, 18, 25, 2023

Tingler, Terry L. a/k/a Terry Lee Tinger, deceased, of Pittsburgh, PA. No. 05456 of 2023. Tom Bryan a/k/a Thomas Bryan, Extr., 2145 N. Flaugherly Run Road, Coraopolis, PA 15108 or to Deborah R. Erbstein, Esq., 1806 Frick Bldg., 437 Grant Street, Pittsburgh, PA 15219.

23-01512w Aug 11, 18, 25, 2023

Valcheff, Anneliese M., deceased, of Moon Township, PA. No. 04333 of 2023. Barbara M. Valcheff, Extr., c/o Del P. Nolfi, III, Esq., Ligonier Law, L.L.C., 300 North Market Street, Ligonier, PA 15658.

23-01510w Aug 11, 18, 25, 2023

Wesolowski, Elisabeth R. a/k/a Elisabeth Wesolowski a/k/a Elizabeth M. Wesolowski, deceased, of Pittsburgh, PA. No. 04948 of 2023. Stephen M. Wesolowski, Extr., c/o Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

23-03121 Aug 11, 18, 25, 2023

#### Articles of Incorporation Nonprofit Corporation

Jaelyn M. Shaw, Esq., 333 Freeport Street, Suite 201, New Kensington, PA 15068. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 22, 2023, with respect to a nonprofit corporation, Chief Justin McIntire Memorial Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01612w Aug 25, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-007886. In re: Petition of Jessica Harrison, parent(s) and Legal guardian(s) of Sarah Anne Harrison for change of name to Wren Rune Harrison. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 13, 2023, 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.

23-01611w Aug 25, 2023

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-012811. In re: Petition of Ian James

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M: (304) 312-4619

Drew Ecklund  
Vice President  
O: (724) 909-7314  
M: (724) 244-8988

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Betancourt, for change of name to Lux Forest Betancourt. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 6, 2023, 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.

23-01616w Aug 25, 2023

## BANKRUPTCY COURT

### Eastern District

(Continued from Page 1, Column 4)

**Victoria A. Mo-George**; PHILADELPHIA-PA; 23-12341; Atty: Michael A. Latzes; Chapter: 7; Filed 08/03/2023; Judge Coleman

**Bruce Lamar Sapp**; DELAWARE-PA; 23-12342; Atty: David A. Scholl; Chapter: 7; Filed 08/03/2023; Judge Chan

**Scott Goodwin**; MONTGOMERY-PA; 23-12343; Atty: Carol B. McCullough; Chapter: 13; Filed 08/03/2023; Judge Chan

**Victor Domingo Lopez-Germosen and Odalis D. Lopez**; NORTHAMPTON-PA; 23-12344; Atty: Charles Laputka; Chapter: 7; Filed 08/03/2023; Judge Mayer

**Jeffrey M. Medeiros and Elizabeth M. Flores**; BUCKS-PA; 23-12345; Atty: Paul H. Young; Chapter: 13; Filed 08/03/2023; Judge Chan

**Gail Stokes**; PHILADELPHIA-PA; 23-12346; Atty: Paul H. Young; Chapter: 13; Filed 08/04/2023; Judge Coleman

**William E. Sullivan, Jr.**; PHILADELPHIA-PA; 23-12347; Atty: Sharon S. Masters; Chapter: 13; Filed 08/04/2023; Judge Chan

**Dominic DiBetta**; MONTGOMERY-PA; 23-12348; Atty: Michael A. Latzes; Chapter: 7; Filed 08/04/2023; Judge Mayer

**Anita Lynn Elliott and Marc Andrew Elliott**; LANCASTER-PA; 23-12349; Atty: Lena Monje; Chapter: 7; Filed 08/04/2023; Judge Mayer

**Keith J. Fry**; BERKS-PA; 23-12350; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 08/04/2023; Judge Mayer

**Nelson Ivan Reyes Soto**; PHILADELPHIA-PA; 23-12351; Atty: Michael A. Cibik; Chapter: 7; Filed 08/04/2023; Judge Coleman

**Barbara Ann Leone**; PHILADELPHIA-PA; 23-12352; Atty: Michael A. Cibik; Chapter: 7; Filed 08/04/2023; Judge Chan

**Brooke T. Weinert**; BUCKS-PA; 23-12353; Atty: Paul H. Young; Chapter: 7; Filed 08/04/2023; Judge Coleman

**Shane Phelim Cassidy**; PHILADELPHIA-PA; 23-12354; Atty: Michael A. Cibik; Chapter: 7; Filed 08/04/2023; Judge Chan

**Christine J. Obst**; PHILADELPHIA-PA; 23-12355; Atty: Paul H. Young; Chapter: 7; Filed 08/04/2023; Judge Chan

**Kristine Elise Strecker**; CHESTER-PA; 23-12356; Atty: Pro Se; Chapter: 7; Filed 08/04/2023; Judge Coleman

**Elizabeth T. Armstrong**; MONTGOMERY-PA; 23-12357; Atty: Demetrius J. Parrish; Chapter: 13; Filed 08/04/2023; Judge Chan

**Michael V. Lombertino**; CHESTER-PA; 23-12358; Atty: Joseph L. Quinn; Chapter: 13; Filed 08/04/2023; Judge Chan

**Juan Manuel Gutierrez and Tammy Marie Carpenter**; CHESTER-PA; 23-12359; Atty: Michael A. Latzes; Chapter: 13; Filed 08/04/2023; Judge Coleman

**Amos M. Morris and Lisa J. Morris**; DELAWARE-PA; 23-12360; Atty: Jeanne Marie Cella; Chapter: 13; Filed 08/04/2023; Judge Coleman

**Carol Lynne Tufano-Morrison**; MONTGOMERY-PA; 23-12361; Atty: Paul H. Young; Chapter: 7; Filed 08/07/2023; Judge Coleman

**Conor D. Noll**; BERKS-PA; 23-12362; Atty: Larry W. Miller, Jr.; Chapter: 7; Filed 08/07/2023; Judge Mayer

**Elsie Jones**; DELAWARE-PA; 23-12363; Atty: Georgette Miller; Chapter: 13; Filed 08/07/2023; Judge Mayer

**Carrie Hudson**; PHILADELPHIA-PA; 23-12364; Atty: Georgette Miller; Chapter: 13; Filed 08/07/2023; Judge Mayer

**Jaimie Lynn Zeager**; LANCASTER-PA; 23-12365; Atty: Michael D. Hess; Chapter: 7; Filed 08/07/2023; Judge Mayer

**Joshua Layton**; MONTGOMERY-PA; 23-12366; Atty: Michael Seth Schwartz; Chapter: 13; Filed 08/07/2023; Judge Coleman

**Karen Molt**; MONTGOMERY-PA; 23-12367; Atty: Michael E. Kelley; Chapter: 7; Filed 08/07/2023; Judge Mayer

**Carolyn Inman**; MONTGOMERY-PA; 23-12368; Atty: Georgette Miller; Chapter: 13; Filed 08/07/2023; Judge Chan

**Ruth Manu**; PHILADELPHIA-PA; 23-12369; Atty: David J. Doyaga, Sr.; Chapter: 7; Filed 08/07/2023; Judge Coleman

**Michael R. Colbert-Hepp**; BUCKS-PA; 23-12370; Atty: Michael A. Cataldo; Chapter: 7; Filed 08/07/2023; Judge Coleman

**Shariff J. O'Grady**; PHILADELPHIA-PA; 23-12371; Atty: Paul H. Young; Chapter: 13; Filed 08/07/2023; Judge Coleman

**Paula Njideka Kanu**; MONTGOMERY-PA; 23-12372; Atty: Joseph L. Quinn; Chapter: 7; Filed 08/08/2023; Judge Coleman

**Lisa M. Francis**; BUCKS-PA; 23-12373; Atty: Brad J. Sadek; Chapter: 13; Filed 08/08/2023; Judge Mayer

**Jennifer Defrain-Billger**; BERKS-PA; 23-12374; Atty: Brenna Hope Mendelsohn; Chapter: 7; Filed 08/08/2023; Judge Mayer

**Jhordin Batista**; BERKS-PA; 23-12375; Atty: Joseph T. Bambrick, Jr.; Chapter: 7; Filed 08/08/2023; Judge Mayer

**Denise Michele Kline**; BERKS-PA; 23-12376; Atty: George Meany Lutz; Chapter: 7; Filed 08/08/2023; Judge Mayer

**Amy J. Burd**; LANCASTER-PA; 23-12377; Atty: Elaine V. Grbach; Chapter: 7; Filed 08/08/2023; Judge Mayer

**Joan A. Beitler**; BUCKS-PA; 23-12378; Atty: Brad J. Sadek; Chapter: 13; Filed 08/08/2023; Judge Chan

**JoAnn Schumann**; MONTGOMERY-PA; 23-12379; Atty: Paul H. Young; Chapter: 13; Filed 08/08/2023; Judge Chan

**Florence R. Hunter**; NORTHAMPTON-PA; 23-12380; Atty: Mark A. Berenato; Chapter: 13; Filed 08/08/2023; Judge Mayer

**Carol Ann Stitz**; MONTGOMERY-PA; 23-12381; Atty: David B. Smith; Nicholas M. Engel; Chapter: 11; Filed 08/08/2023; Judge Coleman

**Daniel Richard Fox**; NORTHAMPTON-PA; 23-12382; Atty: Zachary Zawarski; Chapter: 13; Filed 08/09/2023; Judge Mayer

**Michele Ann Sarkisian-Haines**; BUCKS-PA; 23-12383; Atty: Jeffery A. Fournier; Chapter: 13; Filed 08/09/2023; Judge Chan

**Keri Ann White**; NORTHAMPTON-PA; 23-12384; Atty: Zachary Zawarski; Chapter: 13; Filed 08/09/2023; Judge Mayer

**James Edward Reimer**; MONTGOMERY-PA; 23-12385; Atty: Pro Se; Chapter: 13; Filed 08/09/2023; Judge Coleman

**Brandy Lynn Miller**; BERKS-PA; 23-12386; Atty: Larry W. Miller, Jr.; Chapter: 7; Filed 08/09/2023; Judge Mayer

**Brandon Day**; BERKS-PA; 23-12387; Atty: Brenna Hope Mendelsohn; Chapter: 7; Filed 08/09/2023; Judge Mayer

**Darrin Johnson and Talicia Johnson**; BUCKS-PA; 23-12388; Atty: Paul H. Young; Chapter: 13; Filed 08/09/2023; Judge Chan

**Misty J. Moskowicz**; LANCASTER-PA; 23-12389; Atty: John M. Hyams; Chapter: 7; Filed 08/09/2023; Judge Mayer

**Anthony A. Frigo**; MONTGOMERY-PA; 23-12390; Atty: Anthony A. Frigo; Chapter: 7; Filed 08/09/2023; Judge Coleman

**Sherri A. Naugle**; LEHIGH-PA; 23-12391; Atty: Paul H. Young; Chapter: 13; Filed 08/09/2023; Judge Mayer

**Call Centrix LLC**; MONTGOMERY-PA; 23-12392; Atty: Robert J. Lohr, II; Chapter: 7; Filed 08/09/2023; Judge Coleman

**Jacqueline Frances Radermacher**; BERKS-PA; 23-12393; Atty: Christopher G. Cassie; Chapter: 13; Filed 08/09/2023; Judge Mayer

**Melissa A. Brophy**; BUCKS-PA; 23-12394; Atty: Paul H. Young; Chapter: 13; Filed 08/09/2023; Judge Coleman

**Joseph F. Dellangelo, Sr.**; CHESTER-PA; 23-12395; Atty: Joseph L. Quinn; Chapter: 7; Filed 08/09/2023; Judge Chan

**Sandra Elaine Wukitch**; NORTHAMPTON-PA; 23-12396; Atty: Zachary Zawarski; Chapter: 13; Filed 08/09/2023; Judge Mayer

**Raymond Allen Thompson and Phyllis Ann Belboda-Thompson**; LANCASTER-PA; 23-12397; Atty: David W. Tidd; Chapter: 13; Filed 08/10/2023; Judge Mayer

**Michael S. Schwartz**; MONTGOMERY-PA; 23-12398; Atty: Michael Seth Schwartz; Chapter: 13; Filed 08/10/2023; Judge Coleman

**Joshau Daniel Sandler**; BUCKS-PA; 23-12399; Atty: Anthony A. Frigo; Chapter: 13; Filed 08/10/2023; Judge Coleman

**Charles Scott Forney**; BUCKS-PA; 23-12400; Atty: Michael A. Cataldo; Chapter: 13; Filed 08/10/2023; Judge Chan

**Timothy L. Williams**; BUCKS-PA; 23-12401; Atty: Brad J. Sadek; Chapter: 13; Filed 08/10/2023; Judge Mayer

**Daniel P. Talley**; BUCKS-PA; 23-12402; Atty: Paul H. Young; Chapter: 7; Filed 08/10/2023; Judge Mayer

**Valeria Yelkin**; BUCKS-PA; 23-12403; Atty: Paul H. Young; Chapter: 13; Filed 08/10/2023; Judge Chan

**Ted Aaron McCracken**; MONTGOMERY-PA; 23-12404; Atty: Pro Se; Chapter: 7; Filed 08/10/2023; Judge Mayer

**Steven E. Lau**; BUCKS-PA; 23-12405; Atty: Diana M. Dixon; Chapter: 13; Filed 08/10/2023; Judge Coleman

**Gregory Buchanan**; BERKS-PA; 23-12406; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 08/10/2023; Judge Mayer

**Matthew Fanning**; PHILADELPHIA-PA; 23-12407; Atty: Paul H. Young; Chapter: 7; Filed 08/10/2023; Judge Chan

**Gilbert Wright**; BUCKS-PA; 23-12408; Atty: Paul H. Young; Chapter: 13; Filed 08/10/2023; Judge Chan

**Rebecca Bones**; CHESTER-PA; 23-12409; Atty: Jeanne Marie Cella; Chapter: 13; Filed 08/10/2023; Judge Coleman

**Lisa A. Shingle**; CHESTER-PA; 23-12410; Atty: Joseph L. Quinn; Chapter: 13; Filed 08/10/2023; Judge Chan

**Man Hyuk Huh**; BUCKS-PA; 23-12411; Atty: Paul H. Young; Chapter: 13; Filed 08/10/2023; Judge Coleman

**Gregory Gordon Dixon and Ruth Marie Dixon**; BERKS-PA; 23-12412; Atty: Joseph L. Quinn; Chapter: 13; Filed 08/10/2023; Judge Mayer

**Herman Howard Kivett, Jr. and Sybil J. Kivett**; BERKS-PA; 23-12413; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Kristin M. Lichtefeld**; LEHIGH-PA; 23-12414; Atty: Paul H. Young; Chapter: 7; Filed 08/11/2023; Judge Mayer

**Elizabeth Martinez**; BERKS-PA; 23-12415; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Sean Barna**; PHILADELPHIA-PA; 23-12416; Atty: Paul H. Young; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Emma Jones**; BERKS-PA; 23-12417; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Carol A. Hirsch**; BUCKS-PA; 23-12418; Atty: George R. Tadross; Chapter: 7; Filed 08/11/2023; Judge Mayer

**Zachary Lee Richards**; BERKS-PA; 23-12419; Atty: Joseph L. Quinn; Chapter: 7; Filed 08/11/2023; Judge Mayer

**Roberto Schultz**; NORTHAMPTON-PA; 23-12420; Atty: George R. Tadross; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Anne Christine Anderson**; MONTGOMERY-PA; 23-12421; Atty: Joseph L. Quinn; Chapter: 13; Filed 08/11/2023; Judge Coleman

**Megan B. Forgie**; CHESTER-PA; 23-12422; Atty: Brenna Hope Mendelsohn; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Brianna J. Greer**; PHILADELPHIA-PA; 23-12423; Atty: Brad J. Sadek; Chapter: 13; Filed 08/11/2023; Judge Mayer

**Dayshawn Dametrie Anslm**; PHILADELPHIA-PA; 23-12424; Atty: Michael A. Cibik; Chapter: 13; Filed 08/11/2023; Judge Chan