

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, March 6, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, MARCH 6, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MARCH 7, 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, MARCH 13, 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 of 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

46. Christopher B. Likens and Lori L. Likens
MG-22-000824—\$42,492.46
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 711 Ohio River Boulevard, Pittsburgh, PA 15202. Document Number 2013-2775, Deed Book Volume 15146, Page 374. Block and Lot Number 0159-H-00217-0000-00.

Baldwin Borough

32. Timothy Knobel
MG-22-000738—\$143,905.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 505 Calvert Avenue, Pittsburgh, PA 15227. Deed Book 17521, Page 200. Block and Lot Number 59-P-240.

Brackenridge

44. Darlene M. Racioppo, as Administratrix of the Estate of Rebecca M. Callender
GD-22-012311—\$75,216.92
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1012 Virginia Way, Brackenridge, PA 15014. Document Number 2011-19183, Deed Book Volume 14652, Page 464. Block and Lot Number 1224-C-00266-0000-00.

Braddock

25. Alice T. Davis
GD-18-013625—\$15,019.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two story commercial independent living facility being known as 209 6th Street, Braddock, PA 15104. Deed Book Volume 6900, Page 129. Block & Lot No. 237-C-129-0-1.

Brentwood

34. Cynthia Vail a/k/a Cynthia L. Vail f/k/a Cynthia L. Steen
GD-21-010382—\$32,934.05
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 109 Owendale Ave., Pittsburgh, PA 15227. Deed Book Volume 11259, Page 350. Block and Lot 0137-E-00221-0000-00.

Churchill

69. Nan Shi
GD-19-006367—\$3,571.75
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one story frame house being known as 308 Edgewood Drive, Turtle Creek, PA 15145. Deed Book Volume 16974, Page 161. Block & Lot No. 371-S-67.

City of Clairton

35. Rebecca Verlich, in Her Capacity as Heir of Barbara Verlich a/k/a Barbara K. Brenyo, Deceased; A. Michael Flectcher, in His Capacity as Heir of Barbara Verlich a/k/a Barbara K. Brenyo, Deceased; Bethany Verlich, in Her Capacity as Heir of Barbara Verlich a/k/a Barbara K. Brenyo, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Verlich a/k/a Barbara K. Brenyo, Deceased
MG-20-000099—\$31,476.21
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Clairton City: Having

erected thereon a dwelling being known and numbered as 878 Craig Street, Clairton, PA 15025. Deed Book Volume 14133, Page 392. Block and Lot Number 1002-G-00125-0000-00.

71. Grace A. Guffey, With Notice to Heirs and Assigns

GD-17-005817—\$4,243.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two story frame house being known as 211 Pennsylvania Avenue, Clairton, PA 15025. Deed Book Volume 3389, Page 294. Block & Lot No. 657-K-65.

Dormont

1. Rachel Boyd and Terry C. Boyd
MG-22-000770—\$21,115.75
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling known as 1222 Biltmore Avenue, Pittsburgh, PA 15216, Being Lot No. 638 in the Delmont Land Company's Plan Called "Delmont" as recorded in Plan Book Volume 25, Pages 108 and 109 and Deed Book Volume 9997, Page 652, Being Block and Lot Number 98-L-17.

East McKeesport

68. The Estate of Rose A. Cashdollar, Deceased
GD-08-003632—\$8,158.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two story frame house being known as 1003 Broadway Street, East McKeesport, PA 15035. Deed Book Volume 4211, Page 173. Block & Lot No. 547-B-172.

Elizabeth Borough

11. Raymond L. Pierce
GD-22-002940—\$8,325.56
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 619 5th Avenue, Elizabeth, PA 15037. Deed Book 9200, Page 87. Block and Lot Number 1133-R-147.

Elizabeth Township

18. Lisa M. Wagner and Karen Wagner
GD-22-006177—\$12,759.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a single family dwelling being known and numbered as 320 Industry Road, Buena Vista, PA 15018. Deed Book 12921, Page 562. Block and Lot Number 1127-P-34.

Hampton

19. Ruth M. Havrilla, With Notice to Heirs and Assigns

GD-21-013166—\$5,697.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story brick house being known as 4112 Buckboard Trail,

Allison Park, PA 15101. Deed Book Volume 3591, Page 241. Block & Lot No. 719-B-205.

Harmar

39. Joshua J. Pawlak
MG-20-000046—\$61,825.92
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling being known and numbered as 135 Pearl Avenue, Cheswick, PA 15024. Deed Book Volume 15992, Page 116. Block and Lot Number 530-N-279.

Ingram

47. Jean Ann Luke
MG-22-000563—\$33,800.52
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 54 Joel Street, Pittsburgh, PA 15205. Document Number 2004-5988, Deed Book Volume 11962, Page 67. Block and Lot Number 0041-P-00163-0000-00.

Marshall

29. Jay Kashumbal Inc.
GD-22-001716—\$47,904.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a three story commercial building known as 929 Sheraton Drive, Mars, PA 16046. Deed Book Volume 16898, Page 47, Block & Lot 2372-J-7.

Town of McCandless

57. Glenn A. Geissler
MG-22-000009—\$33,385.56
Benjamin Hoen, Esq.
216-739-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling known as 9118 Willoughby Rd., Pittsburgh, PA 15237, Deed Book 28, Page 14 and 15, Block and Lot No. 0824-R-00322-0000-00.

65. Richard B. Westrick, Individually and in His Capacity as Heir of Richard H. Westrick, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard H. Westrick, Deceased

MG-22-000522—\$128,966.15
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 9529 Castleton Dr., Allison Park, PA 15101-2012. Deed Book Volume 15776, Page 357. Block and Lot Number 0946-P-00071-0000-00.

City of McKeesport

5. Sharon L. Horvat a/k/a Sharon Horvat, in Her Capacity as Heir of Lisa Ann Baker a/k/a Lisa A. Baker, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lisa Ann Baker a/k/a Lisa A. Baker, Deceased

GD-21-014239—\$13,918.35
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Fifth Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 709 Fairview Ave., McKeesport, PA 15132. Deed Book Volume 11174, Page 32. Block and Lot Number 0307-L-00271-0000-00.

55. June Plopi a/k/a June Marian Plopi
GD-22-009399—\$13,229.11
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1011 Soles Street, McKeesport, PA 15132. Document Number 24647, Deed Book Volume 7749, Page 158. Block and Lot Number 0380-N-00186-0000-00.

58. Jeannine M. Fedor, in Her Capacity as Heir and Administratrix of the Estate of Michael Kerwin; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael Kerwin

GD-22-005107—\$56,561.84
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1612 Union Ave., McKeesport, PA 15132. Deed Book Volume 11806, Page 574. Block and Lot 0382-G-00334-0000-00.

Millvale

37. Christine L. Hutson
MG-22-000469—\$82,877.98
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 1122 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 11580, Page 325. Block and Lot Number 0165-R-00103-0000-00.

Monroeville

2. Unknown Heirs of Richard E. Jungo and Unknown Heirs of Kathleen L. Jungo
GD-22-004429—\$20,398.60
Danielle Guarascio, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one story dwelling, known as 109 Aralia Drive, Monroeville, PA 15146. Deed Book 4104, Page 621. Block and Lot Number 640-M-150.

28. The Unknown Heirs of James J. Romano, Deceased and the Unknown Heirs of Carmela Romano, Deceased
GD-22-008412—\$18,411.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land being known as Old William Penn Highway, Monroeville, PA 15146. Deed Book Volume 3391, Page 647, Block & Lot 977-E-100.

51. Sandra Robinson a/k/a Sandra Renee Robinson
MG-17-000059—\$79,599.53
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 231 Noel Drive, Monroeville, PA 15146. Document Number 009109, Deed Book Volume 11245, Page 119. Block and Lot Number 0976-H-00127-0000-00.

66. Melissa Strasser, Known Heir of Shirley Ann Strasser and Toni-Lynne Strasser, Known Heir of and Executrix of the Estate of Shirley Ann Strasser

GD-21-009635—\$24,355.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as Elmwood Street, Monroeville, PA 15146 f/k/a a 104 Elmwood Street, Monroeville, PA 15146. Deed Book Volume 5815, Page 443. Block & Lot No. 639-R-116.

Mt. Oliver

38. Heather Mitchell
MG-19-000652—\$99,913.62
Shnayder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a frame dwelling being known and numbered as 519 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 12453, Page 176. Block and Lot Number 33-M-193.

49. Mary T. Embry
GD-22-010147—\$40,618.17
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 172 Ormsby Avenue, Pittsburgh, PA 15210. Document Number 70392, Deed Book Volume 5700, Page 337. Block and Lot Number 0033-D-00152-0000-00.

North Versailles

41. Alice J. Pavlakovic
MG-22-000661—\$25,335.98
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 410 Meadowbrook Drive, North Versailles, PA 15137. Document Number 49967, Deed Book Volume 5809, Page 53. Block and Lot Number 0548-B-00221-0000-00.

70. Russell A. Wolfgang, Administrator of the Estate of Robert J. Wolfgang, Deceased
GD-16-024054—\$8,942.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two story frame house being known as 311 Tintsmen Avenue, North Versailles, PA 15137. Deed Book Volume 3814, Page 481. Block & Lot No. 456-M-128.

Penn Hills

10. The Unknown Successor Trustees of the Dozier Family Trust
GD-21-012253—\$16,486.52
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

7312 Highland View St., Pittsburgh, PA 15235. Deed Book 11291, Page 20. Block and Lot Number 173-H-48.

16. Audrey D. Ardis
MG-17-000343—\$103,239.13
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 117 Veronica Drive, Pittsburgh, PA 15235. Deed Book Volume 14931, Page 434. Block and Lot Number 369-G-367.

33. Unknown Surviving Heirs of Rosalie Augustus, and Linda J. Huguley Known Surviving Heir of Rosalie Augustus
GD-21-007473—\$97,730.27
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 119 Urban Drive, Verona, PA 15147. Deed Book 13269, Page 408. Block and Lot Number 230-H-285.

60. Christopher A. Maseth
MG-22-000213—\$39,310.40
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 7 Willow Street, Pittsburgh, PA 15235. Deed Book Volume 17598, Page 356. Block and Lot 0635-P-00074-0000-00.

Pitcairn

24. Jeremy Daniel Pace
GD-18-015955—\$5,804.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a three story three family masonry frame house being known as 368 2nd Street, Pitcairn, PA 15140. Deed Book Volume 15112, Page 175. Block & Lot No. 747-A-237.

52. Roberta K. Brown
MG-20-000009—\$52,882.09
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 747 Taylor Avenue, Pitcairn, PA 15140. Document Number 2010-35295, Deed Book Volume 14258, Page 259. Block and Lot Number 0746-J-00002-0000-00.

Plum

4. Shawn P. McLaughlin and Stephanie McLaughlin
MG-19-001323—\$380,527.06
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 933 Douglas Drive, Pittsburgh, PA 15239. Deed Book Volume 15608, Page 6. Block and Lot Number 0853-F-00144-0000-00.

31. Donald Martino, Jr.
GD-19-005603—\$2,954.43
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a two story townhouse being known as 136 Ligonier Court, New Kensington, PA 15068. Deed Book Volume 13694, Page 185. Block & Lot 734-F-218.

Ross

15. Jennifer D. Irwin
MG-18-000646—\$122,727.75
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 330 Siebert Road, Pittsburgh, PA 15237. Deed Book Volume 13019, Page 130. Block and Lot Number 431-N-315.

50. Michael J. Popek, as believed Heir to the Estate of Joann Popek; Unknown Heirs, to the Estate of Joann Popek; Unknown Administrators, to the Estate of Joann Popek

GD-22-009254—\$51,741.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 3454 Evergreen Road, Pittsburgh, PA 15237. Document Number 46350, Deed Book Volume 5964, Page 249. Block and Lot Number 0517-P-00259-0000-00.

64. Mary Lu Frankovic, Dennis F. Frankovic and the United States of America

GD-18-000042—\$21,443.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon a vacant lot known as Ridgeside Road, Pittsburgh, PA 15237 f/k/a 102 Ridgeside Road, Pittsburgh, PA 15237. Deed Book Volume 7904, Page 511, Block & Lot 429-B-103.

Scott

45. Garry M. Burgess
MG-22-000758—\$82,758.89
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 526 Center Street, Carnegie, PA 15106. Document Number 027590, Deed Book Volume 11265, Page 60. Block and Lot Number 0102-L-00321-0000-00.

Sewickley

7. Julie Guss and John R. Guss
MG-22-000659—\$421,923.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 620 Maple Lane, Sewickley, PA 15143. Deed Book 10554, Page 47. Block and Lot Number 506-M-60.

Shaler

20. Linda Creek and Charles Creek, II
GD-18-006880—\$3,235.92
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two story masonry frame house being known as- 362 Reetz Avenue, Pittsburgh, PA 15209. Deed Book Volume 14784, Page 1. Block & Lot No. 166-K-320.

South Fayette

54. Eddie Fields, as Believed Heir to the Estate of Edmund Bruce Jones; Brian Jones, as Believed Heir to the Estate of Edmund Bruce Jones; Brandon Jones, as Believed Heir to the Estate of Edmund Bruce Jones; Unknown Heirs to the Estate of Edmund Bruce Jones (if any); Unknown Administrators to the Estate of Edmund Bruce Jones (if any)

MG-19-001080—\$121,272.55
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 933 Boyce Road, Bridgeville, PA 15017. Document Number 2018-1869, Deed Book Volume 17085, Page 573. Block and Lot Number 0572-G-00015-0000-00.

South Park

6. Virginia P. Jackson
MG-19-000369—\$32,352.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 1121 Sodbury Drive, South Park, PA 15129. Deed Book 6294, Page 486. Block and Lot Number 1008-S-58.

Stowe

30. 840 Woodward Avenue, LLC
GD-22-005678—\$3,448.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two story commercial building being known as 840 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 18666, Page 156. Block & Lot No. 73-P-35.

Swissvale

67. Veridian Investments LLC
GD-19-014717—\$6,143.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two story two family house being known as 2800 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 16266, Page 92. Block & Lot No. 236-C-68.

Turtle Creek

8. Anthony J. Moquin and Joan M. Moquin
GD-22-007816—\$104,660.34
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 635 Locust Street, Turtle Creek, PA 15145. Deed Book 11867, Page 422. Block and Lot Number 455-H-296.

West Deer

22. Gilmore L. Cummings
GD-15-010121—\$9,112.36
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, Gibsonia, PA 15044 f/k/a 4124 Bakerstown Culmerville Road, Gibsonia, PA 15044. Deed Book Volume 11393, Page 432. Block & Lot No. 2009-J-292.

63. Jason P. Totin
MG-18-000591—\$162,448.32
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 3563 Hunteertown Road, Allison Park, PA 15101. Deed Book 15695, Page 443. Block and Lot Number 1214-K-30.

West Mifflin

61. David J. Ivanek
MG-22-000364—\$6,555.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 400 Miller Rd., West Mifflin, PA 15122. Deed Book Volume 8552, Page 174. Block and Lot 0185-E-00225-0000-00.

White Oak

12. Duane Hreha and Deborah Hreha in their capacity as Heirs of Jennifer L. Hreha and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Jennifer L. Hreha

MG-22-000271—\$148,196.53
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1701 Kansas Avenue, McKeesport, PA 15131. Deed Book DE-18587, Page 218. Block and Lot Number 550-N-155.

Wilkins

36. Christopher M. Patterson and Leigh M. Patterson
MG-22-000305—\$228,471.06

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 135 Tynewood Dr., Turtle Creek, PA 15145. Deed Book Volume 9497, Page 445. Block and Lot Number 0453-N-00030-0000-00.

Wilksburg

13. Eugene P. Stiers, Jr.
GD-22-009683—\$7,914.99
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 827 Holland Avenue, Pittsburgh, PA 15221. Deed Book 14797, Page 472. Block and Lot Number 233-E-323.

14. Evelyn Allie
GD-22-002131—\$11,801.04
Jennifer L. Cerce, Esq.
412-242-4400

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

Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1443 Mill St., Pittsburgh, PA 15221. Deed Book 5412, Page 617. Block and Lot Number 232-J-354.

Pittsburgh—2nd Ward

21. Jack T. Constantino and the United States of America
GD-18-000772—\$11,611.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 2: Having erected thereon a one story concrete block condominium, Unit 20-N of Gateway Towers Condominium, being known as 320 Fort Duquesne Boulevard, Unit 20-N, Pittsburgh, PA 15222. Deed Book Volume 17096, Page 366. Block & Lot No. 1-C-1662-N020.

Pittsburgh—5th Ward

3. Patricia L. Coleman a/k/a Patricia Coleman f/k/a Patricia L. Smith
MG-10-001692—\$96,243.24
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 5th Ward, City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 800 Cherokee Street, Pittsburgh, PA 15219, Deed Book 6987 Page 485, Block and Lot 0027-B-00289-0000-00.

Pittsburgh—6th Ward

40. Pittsburgh Real Estate Team, Inc., a Pennsylvania Corporation
GD-22-013586—\$522,665.00
Charles W. Hergenroeder, Esq.
Hergenroeder, Rega, Ewing & Kennedy
L.L.C.
412-281-7724

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward - City of Pittsburgh: Having erected thereon a retail building/apartments over being known and numbered as 3329 Liberty Avenue, Pittsburgh, PA 15201, Deed Book Volume 16158, Page 230, Block and Lot No. 25-D-195.

Pittsburgh—12th Ward

27. Christopher Floyd
GD-11-020712—\$6,176.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 12: Having erected thereon a two story brick house being known as 7342 Lemington Avenue, Pittsburgh, PA 15235. Deed Book Volume 11147, Page 274. Block & Lot No. 173-L-133.

53. Michael Washington, as Believed Heir of the Estate of Constance J. Washington a/k/a Constance Washington; Unknown Heirs of the Estate of Constance J. Washington a/k/a Constance Washington (if any); Unknown Administrators of the Estate of Constance J. Washington a/k/a Constance Washington (if any)
GD-22-009605—\$27,462.12
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 742 Dunmore Street, Pittsburgh, PA 15206. Document Number 111878, Deed Book Volume 10240, Page 138. Block and Lot Number 0123-S-00010-0000-00.

Pittsburgh—16th Ward**56. Lamar J. Williams, in Capacity as Executor of the Estate of Marshall N. Williams a/k/a Marshall N. Williams, Jr. Deceased**

GD-22-010870—\$35,668.52
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, in the 16th Ward of the City of Pittsburgh. Having erected thereon a dwelling being known and numbered as 404 Felmeth Street, Pittsburgh, PA 15210, by Deed Dated May 24, 2005 and Recorded on June 16, 2005 in the Department of Real Estate of Allegheny County at Deed Book Volume 12483, Page 94, Instrument No. 2005-19333. Block 31-A, Lot 132.

Pittsburgh—20th Ward**17. Janine Anne Rock f/k/a Janine A. Lewis a/k/a Janine Anne Lewis**

GD-21-014901—\$40,439.80
Robert P. Wendt, Esq.
Leopold & Associates, PLLC
914-219-5787 x 490

All the right, title, interest and claim of Janine Anne Rock f/k/a Janine A. Lewis a/k/a Janine Anne Lewis, of, in and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twentieth Ward in the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 1334 Pritchard Street, Pittsburgh, PA 15204, Parcel ID No. 41-A-26, Deed Book 11654, Page 483.

Pittsburgh—26th Ward**26. Shirley Atkins**

GD-16-022133—\$82,976.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 26: Having erected thereon a two and one half story two family house being known as 320 Lafayette Avenue, Pittsburgh, PA 15214. Deed Book Volume 7956, Page 619. Block & Lot No. 46-L-219.

48. Roxanne L. Robinson, as Administratrix of the Estate of Bernice Barrow

GD-22-012911—\$20,119.49
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 26: Having erected thereon a dwelling being known and numbered as 264 Dalton Avenue, Pittsburgh, PA 15214. Document Number 57157, Deed Book Volume 4251, Page 400. Block and Lot Number 0115-B-00217-0000-00.

Pittsburgh—27th Ward**62. Eric L. Harvey and Rachel DiPietro Harvey**

MG-22-000603—\$94,353.28
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1745 Kleber Street Pittsburgh, PA 15212. Deed Book Volume 14348, Page 359. Block and Lot 0114-L-00214-0000-00.

Pittsburgh—31st Ward**59. Christopher M. Burns**

MG-22-000178—\$65,629.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5707 Cox Avenue, Pittsburgh, PA 15207. Deed Book Volume 14864, Page 124. Block and Lot 0185-S-00303-0000-00.

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.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Feb 9, 2023
Feb 10, 17, 24, 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:

Babuscio, Patricia J., deceased, of Pittsburgh, PA. No. 7769 of 2022. Gordon W. Stoernell, Extr., 439 E. Sycamore Street, Pittsburgh, PA 15211 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.
23-00587 Feb 24; Mar 3, 10, 2023

Evans, Fredia Deloris a/k/a Deloris F. Evans, deceased, of Pittsburgh, PA. No. 0066 of 2023. Deborah D. Roberts, Extr., 233 Crestwood Place, San Ramone, CA 94583 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.
23-00588 Feb 24; Mar 3, 10, 2023

Fisher, Jewel M. a/k/a Jewel May Fisher, deceased, of Pittsburgh, PA. No. 0423 of 2022. Raymond Sockwell, Admr., 333 South Washington Street, Clinton, IN 47842 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.
23-00589 Feb 24; Mar 3, 10, 2023

Graham, Kathryn K., deceased, of Wilkins Township, PA. No. 00167 of 2023. Cynthia K. Safraan, Extr., 624 Bluff St., East Pittsburgh, PA 15112 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.
23-00592 Feb 24; Mar 3, 10, 2023

Lyscik, Martin B., deceased, of McKees Rocks, PA. No. 1250 of 2023. Randall L. Lyscik, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
23-00358w Feb 24; Mar 3, 10, 2023

Martrano, Kathleen M. a/k/a Kathy Martrano, deceased, of Pittsburgh, PA. No. 08012 of 2022. Anthony V. Martrano, Extr., 84A Locust Ridge Dr., Pittsburgh, PA 15209.
23-00598 Feb 24; Mar 3, 10, 2023

Nolan, Frank J., deceased, of Pittsburgh, PA. No. 00809 of 2023. Debbie L. Gallo, Extr., 3702 Lyndell Street, Pittsburgh, PA 15234 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
23-00593 Feb 24; Mar 3, 10, 2023

Ritter, Jerry, deceased, of Monroeville, PA. No. 01254 of 2023. Christopher Silvio Ritter, Extr., 760 11th Street, Pitcarin, PA 15140 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.
23-00359w Feb 24; Mar 3, 10, 2023

Savage, Margaret Mary a/k/a Peggy Savage, deceased, of Whitehall Borough, PA. No. 08173 of 2022. Michele M. Modrak, Admr., 6018 Ramsgate Drive, Bethel Park, PA 15102 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.
23-00360w Feb 24; Mar 3, 10, 2023

Schaefer, Genevieve K., deceased, of Upper St. Clair, PA. No. 00630 of 2023. Matthew J. Schaefer, Co-Extr. and Samuel J. Catanese, Co-Extr., 2300 Primrose Street, Pittsburgh, PA 15203 or to Edward J. Kabala, Esq., Fox Rothschild LLP, BNY Mellon Center, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219.
23-00594 Feb 24; Mar 3, 10, 2023

Schrantz, Cheryl R., deceased, of Glenshaw, PA. No. 01000 of 2023. Angela S. Quinn, Admr. c.t.a., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
23-00361w Feb 24; Mar 3, 10, 2023

Super, Paulina R., deceased, of Pittsburgh, PA. No. 00686 of 2023. Steven H. Super, Extr., 1135 Greenlawn Drive, Pittsburgh, PA 15220 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.
23-00591 Feb 24; Mar 3, 10, 2023

Ufheil, Patricia, deceased, of Pittsburgh, PA. No. 00416 of 2023. Dawn Ufheil, Extr., 2008 Spring Street, Pittsburgh, PA 15210 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
23-00590 Feb 24; Mar 3, 10, 2023

Beck, Jr., Francis Randolph a/k/a Francis R. Beck, Jr. a/k/a Jake Beck a/k/a Francis Beck, Jr., deceased, of Tarentum Borough, PA. No. 00629 of 2023. Jamie L. Ritchey, Admr., 1965 New Germany Road, Ebensburg, PA 15931 or to George P. Elias, Esq., 3502 Bigler Ave., Northern Cambria, PA 15714.
23-00529 Feb 17, 24; Mar 3, 2023

Conley, Regis F., deceased, of Hampton Township, PA. No. 00891 of 2023. Laura Lee Kidd, Extr., 306R Magazine Street, Carnegie, PA 15106 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.
23-00534 Feb 17, 24; Mar 3, 2023

Crain, Naomi J. a/k/a Naomi Jane Crain, deceased, of Pittsburgh, PA. No. 01063 of 2023. Vivienne N. Radkoff, Extr., 10943 Alta View Drive, Studio City, CA 91604 or to William F. Barker, Esq., 103 Maple Ave., Pittsburgh, PA 15218.
23-00323w Feb 17, 24; Mar 3, 2023

Evert, Jancy S., deceased, of Pittsburgh, PA. No. 00799 of 2023. David R. Anthony, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
23-00535 Feb 17, 24; Mar 3, 2023

Gabany, Suzanne A., deceased, of Pittsburgh, PA. No. 01003 of 2023. Andrew Gabany, Admr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
23-00320w Feb 17, 24; Mar 3, 2023

Gozion, Martha A. a/k/a Martha Ann Gozion a/k/a Martha Gozion, deceased, of Hampton Township, PA. No. 00811 of 2023. Ellen M. Gozion, Extr., 321 Whitney Ave., Pittsburgh, PA 15221 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
23-00536 Feb 17, 24; Mar 3, 2023

Kohut, Dorothy Claire, deceased, of Neville Island, PA. No. 01034 of 2023. Maureen E. Puskar, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
23-00324w Feb 17, 24; Mar 3, 2023

Lueckert, Dennis, deceased, of Bridgeville, PA. No. 00786 of 2023. Lawrence Lueckert, Admr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.
23-00325w Feb 17, 24; Mar 3, 2023

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Post your employment opportunity on jobs.acba.org.

Magnelli, Rose Marie, deceased, of Pittsburgh, PA. No. 01023 of 2023. Lisa Magnelli, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-00317w Feb 17, 24; Mar 3, 2023

Malloy, Thelma, deceased, of Pittsburgh, PA. No. 00991 of 2023. Debra Malloy-Jennings, Admrx., c/o Albert G. Reese, Jr., Esq., Law Office of Albert G. Reese, Jr., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

23-00322w Feb 17, 24; Mar 3, 2023

Nimick, June H., deceased, of Sewickley, PA. No. 00731 of 2023. David A. Nimick, Extr., 3012 Scottish Rite Lane, Sewickley, PA 15143 or to Mary C. Nicholas, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

23-00533 Feb 17, 24; Mar 3, 2023

Pearson, Dolores D., deceased, of Oakdale, PA. No. 04391 of 2021. Sandra Hauck, Extr., 6114 Mantle Road, Burke, VA 22015 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

23-00318w Feb 17, 24; Mar 3, 2023

Spirk, Gregory S., deceased, of Mars, PA. No. 00914 of 2023. Regis L. Spirk, Jr., Admr.,

151 Cashdollar Road, Mars, PA 16046 or to Andrea Parenti, Esq., Dillon McCandless, 600 Cranberry Woods Drive, Suite 175, Cranberry Township, PA 16066.

23-00315w Feb 17, 24; Mar 3, 2023

Tison, Daniel J., deceased, of Monroeville, PA. No. 00932 of 2023. Christine Wilson, Admrx., c/o Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

23-00316w Feb 17, 24; Mar 3, 2023

Verlihay, Michael G. a/k/a Michael Verlihay a/k/a Michael Gerald Verlihay, deceased, of Sewickley, PA. No. 00741 of 2023. Mark Verlihay, Extr., 4901 Lucerne Avenue, Pittsburgh, PA 15214 or to David Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.

23-00321w Feb 17, 24; Mar 3, 2023

Wynn, Ruth, deceased, of Verona, PA. No. 00581 of 2023. Arlene Hicks, Extr., 8029 Mount Carmel Road, Verona, PA 15147 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

23-00532 Feb 17, 24; Mar 3, 2023

Bonine, Barbara A., deceased, of Verona, PA. No. 00470 of 2023. Kimberly Yoder, Extr., 434 Home Drive, Trafford, PA 15085 or to Molly M. Creenan, Esq., Creenan &

Baczowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

23-00453 Feb 10, 17, 24, 2023

Borelli, Louis J., deceased, of Plum, PA. No. 06722 of 2022. Patricia B. Friday, Extr., c/o Mark T. Coulter, Esq., Coulter Law Offices, LLC, 3824 Northern Pike, Suite 801B, One Monroeville Center, Monroeville, PA 15146.

23-00277w Feb 10, 17, 24, 2023

Boylan, Peter J., deceased, of Bethel Park, PA. No. 00457 of 2023. Wilhelmina Boylan, Admrx., 5643 Marilynn Drive, Pittsburgh, PA 15236 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

23-00451 Feb 10, 17, 24, 2023

Brueckner, Mary Alice, deceased, of Glenshaw, PA. No. 00498 of 2023. Richard Charles Brueckner, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

23-00465 Feb 10, 17, 24, 2023

Ceresa, Jr., Lawrence A., deceased, of Pittsburgh, PA. No. 00555 of 2023. Marcy J. Schugg, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-00460 Feb 10, 17, 24, 2023

Ciccotelli, Marie V., deceased, of Penn Hills, PA. No. 00868 of 2023. Anthony J. Ciccotelli, Extr., 102 Dolores Drive, Irwin, PA 15642 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.

23-00274w Feb 10, 17, 24, 2023

Cotton, Barbara a/k/a Barbara A. Cotton, deceased, of Pittsburgh, PA. No. 03854 of 2022. Laura Ott, Extr., 1662 Stone Mansion Drive, Sewickley, PA 15143 or to Michael S. Antol, Esq., Antol & Stokes, LLC, 11676 Perry Highway, Building III, Suite 3101, Wexford, PA 15090.

23-00279w Feb 10, 17, 24, 2023

Crean, Ann L., deceased, of Pittsburgh, PA. No. 00878 of 2023. Alexis Landram, Admrx., 911 Fawcett Ave., McKeesport, PA 15132 or to Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205.

23-00278w Feb 10, 17, 24, 2023

Fagnelli, Ernest J. a/k/a Ernest Fagnelli, Sr. a/k/a Ernest Fagnelli, deceased, of Pittsburgh, PA. No. 00429 of 2023. Ernest J. Fagnelli, Jr., Co-Extr., 243 Sunset Drive, Pittsburgh, PA 15235 and Tammy Ann Carlins, Co-Extr., 2606 Michael Drive, Pittsburgh, PA 15227 or to George V. Welty, Esq., Welty & Welty LLP, 244 West Main St., Lioniger, PA 15658-1130.

23-00462 Feb 10, 17, 24, 2023

Jackson, Mary E., deceased, of Pittsburgh, PA. No. 04581 of 2022. Calvin Jackson, Jr., Admr., 554 South Trenton Avenue, Apt. A, Pittsburgh, PA 15221 or to Charles E. Evans, Esq., Gulf Tower, 707 Grant St., Ste. 3200, Pittsburgh, PA 15219.

23-00461 Feb 10, 17, 24, 2023

Juranowitch, Loretta M., deceased, of Pittsburgh, PA. No. 00654 of 2023. Leonard W. Juranowitch, Extr., 3515 W. Stag Drive, Gibsonia, PA 15044 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-00269w Feb 10, 17, 24, 2023

Kisan, David F. a/k/a Dave Kisan, deceased, of McKeesport, PA. No. 00024 of 2023. Terri Kisan, Extr., 2132 Duquesne Avenue, McKeesport, PA 15132 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

23-00452 Feb 10, 17, 24, 2023

Kreithen, Marian M. a/k/a Marian Miller Kreithen, deceased, of Pittsburgh, PA. No. 00082 of 2023. Michael A. Shiner, Extr., 5510 Kamin Street, Pittsburgh, PA 15217 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-00457 Feb 10, 17, 24, 2023

Loebig, Marie Louise a/k/a Marie L. Loebig, deceased, of Pittsburgh, PA. No. 00662 of 2023. Thomas R. Loebig, Extr., 121 W. Marylyn Ave., State College, PA 16801 or to John A. Halley, Esq., 9380 McKnight Road, Suite 106, Pittsburgh, PA 15237.

23-00466 Feb 10, 17, 24, 2023

Mazziotti, Jr., Joseph L., deceased, of Marshall Township, PA. No. 00592 of 2023. Jean L. Herrity, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

23-00273w Feb 10, 17, 24, 2023

McGinnis, Shirley J., deceased, of Pittsburgh, PA. No. 00818 of 2023. Andre Smith, Admr., 1660 Sandusky Court, Apt. #214, Pittsburgh, PA 15212.

23-00267w Feb 10, 17, 24, 2023

Mistelske, John R., deceased, of Avalon, PA. No. 00657 of 2023. Marlene M. Korpiel, Admrx., 2653 Center Street, Apt. 20, Pittsburgh, PA 15205 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

23-00464 Feb 10, 17, 24, 2023

O'Mara, Shawn Joseph, deceased, of Bethel Park, PA. No. 00872 of 2023. Emilia O'Mara, Extr., 360 Carlton Rd., Bethel Park, PA 15102 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-00272w Feb 10, 17, 24, 2023

Rangi, Mohinder Kaur, deceased, of Pittsburgh, PA. No. 4474 of 2022. Amarjit Singh Rangi, Extr., 1712 Endicott Drive, Plano, TX 75025 or to Michael S. Antol, Esq., Antol & Stokes, LLC, 11676 Perry Highway, Building III, Suite 3101, Wexford, PA 15090.

23-00276w Feb 10, 17, 24, 2023

Rankin, P. Kendall a/k/a Ken Rankin a/k/a Paul Kendall Rankin a/k/a Kendall Rankin, deceased, of Jefferson Hills Borough, PA. No. 7904 of 2022. Carol L. Rankin a/k/a Carol Lynne Rankin a/k/a Carol Lynne Bridges, Extr., 488 Alexander Boulevard, Blackfoot, ID 83221 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

23-00454 Feb 10, 17, 24, 2023

Savio, Jr., August a/k/a August Savio, deceased, of Oakmont, PA. No. 0615 of 2023. August D. Savio, Co-Extr. and Angela Savio Jollie, Co-Extr., 816 9th Street, Oakmont, PA 15139 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

23-00463 Feb 10, 17, 24, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Division

NO.: GD-22-013914

Carlton Creative Solutions, LLC, Plaintiff, vs.

A.R.C. House, Incorporated, Defendant.

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.



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Senior Vice President
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M: (304) 312-4619

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

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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
23-00586 Feb 24, 2023

Trust Notice Pursuant To 20 PA.C.S. § 7755(c)

Munter, Zola P., deceased, of Pittsburgh, PA, settlor of Revocable Trust Agreement of Zola P. Munter dated October 9, 2020, Smithfield Trust Company, Trustee, c/o Amy R. Palmer, 20 Stanwix Street, Suite 650, Pittsburgh, PA 15222.

23-00596 Feb 24; Mar 3, 10, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-22-003059

Wilksburg School District and Wilksburg Borough, Plaintiffs,

v.
The Unknown Heirs of Grace Hall, Deceased and the Unknown Heirs of Vernard Barteo, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-P-59, more commonly known as 1307 Montier St., Pittsburgh, PA 15221 in the Municipality of Penn Hills.

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 to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

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Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.
23-00604 Feb 24, 2023

Notice

To: Citywide Properties LLC
In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-23-000076
Carlton Creative Solutions, LLC, Plaintiff,
vs.
Citywide Properties LLC, Defendant.

Notice To Defend

You Have Been Sued In Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this 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 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
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
<https://www.getapittsburghlawyer.com>
23-00613 Feb 24, 2023

**Statement of Registration
Foreign Business Corporation**

Notice is hereby given that Respair, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 6375 Penn Ave., Ste. B 1045, Pittsburgh, PA 15206-4010, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 6375 Penn Ave., Ste. B 1045, Pittsburgh, PA 15206-4010.

23-00357w Feb 24, 2023

ORPHANS' COURT

Wills

(Continued from Page 1, Column 3)

Ruth M. Bachle, deceased; Anna Marie Hinnebusch, Extrx.; 00870 of 2023.

Shawn Joseph O'Mara, deceased; Emilia O'Mara, Extrx.; Atty: Slade R. Miller; 00872 of 2023.

Wesley W. Haines, Jr., deceased; Alice Jane Haines, Extrx.; Atty: Nicole M. Pardus; 00876 of 2023.

Mary Lou Palencsar, deceased; Katie Palencsar, Extrx.; Atty: Todd D. Bowlus; 00877 of 2023.

Milford L. Ward, deceased; Stephanie A. Ward, Extrx.; Atty: Donald B. Formoso; 00879 of 2023.

Benjamin Michael Franks, deceased; Barbara B. Mitchell, Extrx.; Atty: Gregory M. Pocrass; 00886 of 2023.

Mark Rebstock, deceased; Jennifer Rebstock, Extrx.; 00889 of 2023.

Leon A. Kohane, deceased; Steven E. Kohane, Co-Extr., Benjamin J. Kohane, Co-Extr.; Atty: John F. Meck; 00890 of 2023.

Regis F. Conley, deceased; Laura Lee Kidd, Extrx.; Atty: Kevin F. Israel; 00891 of 2023.

Samuel Delbianco, deceased; Loretta Delbianco, Extrx.; Atty: Howard F. Murphy; 03257 of 2018.

Albert Sybo, deceased; Pamela Jean Sybo, Extrx.; Atty: David J. Delfiandra; 07946 of 2021.

Frances E. Fichtner, deceased; Kathy Mikulski, Extrx.; 00912 of 2023.

William E. Haas, deceased; Michael W. Haas, Extr.; Atty: Slade R. Miller; 00915 of 2023.

Michael W. Stark, deceased; Rebecca A. Stark, Extrx.; Atty: Nathan S. Catanese; 00916 of 2023.

Lorraine C. Jesionowski, deceased; Eric Jesionowski, Extr.; Atty: Linda C. Plum; 00918 of 2023.

Ann M. Crnkovich, deceased; Michele A. Crnkovich, Extrx.; Atty: Paul J. Giuffre; 00920 of 2023.

Dolores L. Sybo, deceased; Pamela Sybo, Extrx.; Atty: David J. Delfiandra; 00925 of 2023.

Mitzi R. Wigand, deceased; Robert P. Holtzman, Extr.; Atty: James Thomas Benedek; 00930 of 2023.

David Hartley Sherwood, Jr., deceased; Barbara Ernsberger, Extrx.; Atty: Barbara Ernsberger; 00935 of 2023.

Robert K. Flack, deceased; James R. Bronowicz, Co-Extr., Kurt G. Dittmer, Co-Extr.; Atty: Christine M. Long; 00936 of 2023.

Angelo Rullo, deceased; Kelly D. Pittman, Extrx.; 00937 of 2023.

Elizabeth A. Setzenfand, deceased; Lawrence Elmer Setzenfand, Jr., Co-Extr., Elaine Jean Stiger, Co-Extrx.; Atty: Glenn A. Smith; 00938 of 2023.

Colette Dugan, deceased; Patricia Marchbanks, Extrx.; Atty: Carol Sikov Gross; 00823 of 2023.

Laverne M. Byzek, deceased; Paul J. Byzek, Extr.; Atty: William C. Price, Jr.; 00957 of 2023.

Donna Stetar, deceased; Ricky A. Stetar, Extr.; Atty: Lori B. Love; 00958 of 2023.

Donald L. Barch, deceased; Lorraine L. Barch, Extrx.; Atty: Kristen Lee Behrens; 00961 of 2023.

Ruth L. Sutherland, deceased; Laura Loder Engel, Extrx.; Atty: Mary Martha Halechko; 00962 of 2023.

Richard R. DiDomenico, deceased; Laura DiDomenico, Extrx.; Atty: Michele P. Conti; 00963 of 2023.

Barbara Trappen, deceased; J. Curtis Lynn, III, Extr.; Atty: Paul Bogdon; 00971 of 2023.

Alice M. Heinrich, deceased; Gretchen Daberko, Extrx.; Atty: D. Scott Lautner; 00972 of 2023.

Andrew J. Scherbick, deceased; Karen Ann Wise, Extrx.; 00973 of 2023.

Harold C. Weiss, deceased; Sharon D. Feldman, Extrx.; Atty: Haleigh R. Heaton; 00974 of 2023.

Henry John Cibula, Jr., deceased; Henry John Cibula, III, Extr.; Atty: Joel Pfeffer; 00977 of 2023.

Maria Palombia, deceased; Michael A. Chionchio, Extr.; Atty: Megan E. Loftis; 00982 of 2023.

Michael G. Verlihay, deceased; Mark Verlihay, Extr.; Atty: David W. Tyree; 00741 of 2023.

Russell W. Jones, deceased; Carolyn A. Basista, Extrx.; Atty: Ryan L. Dansak; 00986 of 2023.

Richard P. Cuda, deceased; Janet A. Cuda, Extrx.; Atty: Howard S. Auld Jr.; 00988 of 2023.

Ralph Drew Kistler, deceased; Mary S. Kistler, Extrx.; Atty: W. Chad Pociernicki; 00989 of 2023.

Anthony B. Hervet, Sr., deceased; Deborah Brody, Extrx.; Atty: Alan I. Farber; 00994 of 2023.

Donna P. Thomas, deceased; Nicholas J. Thomas, Extr.; Atty: George A. Miller; 00995 of 2023.

Carolyn E. Schroeffel, deceased; Keri J. Schroeffel, Extrx.; 00997 of 2023.

Loretta Rita Burke, deceased; Joe E. Burke, Extr.; 00998 of 2023.

Joanne D. Black, deceased; Robert E. Black, Extr.; Atty: Joan Shinavski; 01002 of 2023.

Kathleen Bell, deceased; Jonathan T. Bell, Co-Extr., Brian M. Bell, Co-Extr.; Atty: David W. Tyree; 01006 of 2023.

Ruth Eiler, deceased; W. Scott Eiler, Co-Extr., BNY Mellon, NA, Co-Extr.; Atty: W. Chad Pociernicki, Mario Santilli, Jr.; 05513 of 2022.

Alphonso Ingram, deceased; Taylor T. Cobb, II, Extr.; 01012 of 2023.

Agnes C. Vojtko, deceased; J. David Vojtko, Extr.; Atty: Matthew T. Kikta; 01013 of 2023.

Charlotte Mae Roche, deceased; Bridget T. Roche, Extrx.; Atty: Colin Adair Morgan; 01016 of 2023.

Gary Alan Katz, deceased; Amy Katz, Extrx.; Atty: Ryan R. Mick; 01019 of 2023.

Rose Marie Magnelli, deceased; Lisa Magnelli, Extrx.; Atty: Paul J. Giuffre; 01023 of 2023.

Jane M. Kaminski, deceased; Robert E. Kaminski, Extr.; 01025 of 2023.

Dorcas Turner, deceased; Alton Turner, Extr.; Atty: Michael H. Marks; 01027 of 2023.

Vivian M. Sedlock, deceased; Kelly Jean Macek, Extrx.; Atty: Garen Robert Fedeles; 01029 of 2023.

Diana Lynne Hrizo, deceased; Christopher Michael Hrizo, Extr.; 01032 of 2023.

Natalie M. Rosenbloom, deceased; Jeffrey M. Rosenbloom, Extr.; Atty: Matthew F. Schwartz; 01033 of 2023.

Dorothy Claire Kohut, deceased; Maureen E. Puskar, Extrx.; Atty: Max Feldman; 01034 of 2023.

James R. Smith, deceased; Ronald C. Smith, Extr.; Atty: Thomas G. Lawlor; 01036 of 2023.

Casimiro Cotto, deceased; Magdiel Hiram Cotto, Extr.; Atty: Joan Shinavski; 01038 of 2023.

Glen Claughton, deceased; Arlene L. Claughton, Extrx.; Atty: Benjamin W. Urso; 01041 of 2023.

Christopher Zbigniew De Montfort, deceased; Bernadette Haverty, Extrx.; Atty: Aubrey H. Glover; 01043 of 2023.

John A. Kunsak, deceased; Natalie Leon Golankiewicz, Extrx.; Atty: Mark Conrad Hamilton, Nora Gieg Chatha, Adam P. Murdock; 08005 of 2022.

Dorothy K. Fedio, deceased; Linda D. Gmitter, Extrx.; Atty: Dennis A. Uram; 01060 of 2023.

Martha B. Hunt, deceased; Beverly E. Broughton, Extrx.; 01061 of 2023.