Friday, October 27, 2023 Pittsburgh Legal Journal • 5

Arbitration Trial List

City-County Building Room 702 9:00 a.m.

Wednesday November 1, 2023

AR-23-003053; Lewis vs FCA US LLC; P-atty: **David J. Gorberg**; D-atty: **Jon B. Waldorf**

AR-23-003044; Cavalry SPV I LLC vs Kitcko; P-atty: **David J. Apothaker**; D-atty: **Pro Se**

AR-23-003043; U.S. Bank National Association vs Squires; P-atty: **Andrew Loewy**

AR-23-003039; Discover Bank vs Moucheron; P-atty: **Andrew Loewy**

AR-23-003038; U.S. Bank National Association vs Zarilla; P-atty: **Andrew Loewy**

AR-23-003034; U.S. Bank National Association vs Martyn; P-atty: **Andrew Loewy**

AR-23-003032; Discover Bank vs Bernstein; P-atty: **Matthew Weston Pomy**

AR-23-003028; Discover Bank vs Segev; P-atty: **Matthew Weston Pomy**; D-atty: **Pro Se**

AR-23-003026; Gebhart vs Pieczynski; P-atty: **Shawn T. Flaherty**; D-atty: **Mark A. Martini**

AR-23-003024; Onemain Financial Croup LLC vs Johnson; P-atty: **Joshua Borer**

AR-23-003007; Hernandez vs BJ's Restaurant Inc.; P-atty: Pro Se; D-atty: John F. Deasy, Danielle M. Deklewa AR-23-003005; Weng vs Wu, et al; P-atty: Robert Paul Vincler; D-atty: James R. Hankle

AR-23-003004; Caldwell vs General Motors LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-23-003003; Meyokovich Jr. vs General Motors LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-23-002998; University of Pittsburgh vs Bunner; P-atty: **Shannon H. Paliotta AR-23-002992**; American Express National Bank vs Hopf; P-atty: **Andrew Loewy**

AR-23-002989; Citibank N.A. vs Schultz; P-atty: **Robert M. Kline**

AR-23-002987; Citibank N.A. vs Griffiths; P-atty: **Robert M. Kline**

AR-23-002977; American Express National Bank vs Rinn; P-atty: **Jason Emerson Strand**; D-atty: **Eugene D. Frank**

AR-23-002974; Discover Bank vs Perry Sr.; P-atty: **Andrew Loewy**

AR-23-002965; Johnson vs Sylvan Homes; P-atty: **Pro Se**; D-atty: **Michael E. Hooper**

AR-23-002850; Miller vs Dettling; P-atty: **Anthony J. Giannetti**; D-atty: **Amanda C. Steffy**

AR-23-002674; Herrmann Fur vs Spriggs; P-atty: **Pro Se**; D-atty: **Pro Se AR-23-001220**; 84 Lumber Company, L.P. vs De Souza; P-atty: **William E. Blick**

AR-23-000927; Newport Square Condominium Association vs Nguyen; P-atty: Fred C. Jug Jr.; D-atty: Todd W. Elliott

AR-23-000926; Newport Square Condominium Association vs Brown; P-atty: Fred C. Jug Jr.; D-atty: Sheila M. Ford

AR-20-000844; Unifund CCR LLC vs Lesko; P-atty: **Demetrios H. Tsarouhis**

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, November 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 REGISTRATION WILL BE ESTATE. AVAILABLE ON THE ALLEGHENY SHERIFF'S WEBSITE: COUNTY 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, NOVEMBER 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, TUESDAY, NOVEMBER 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 NOVEMBER 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 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, 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."

89. Leila E. Washington

MG-23-000098—\$31,550.02 LOGS Legal Group LLP 610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Twenty-Sixth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 208 Bonvue Street, Pittsburgh, PA 15214. Deed Book Volume 11905, Page 419, Block and Lot 0116-A-00195-0000-00.

Baldwin Borough

72. Edward C. Lee and Lori L. Dilla a/k/a Lori Lynn Dilla

MG-23-000575—\$19,489.89 Powers Kirn, LLC 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 433 Ganlet Drive, Pittsburgh, PA 15227. Deed Book Volume 10828, Page 120, Block and Lot Number 136-N-122.

99. Jeannie Beatty n/k/a Jeannie Pasternak and Luke Pasternak

MG-17-000443—\$121,732.69 Matthew D. Urban, Esq. 216-739-5629

All the right, title, interest and claim of Jeannie Beatty n/k/a Jeannie Pasternak in fee and Luke Pasternak, Her Husband, of, in, and to the following described property: Property situate in the Borough of Baldwin, County of Allegheny, and Commonwealth of Pennsylvannia, described at Deed Book 1113, Page 550, Block and Lot No. 0136-D-00117-0000-00 and having erected thereon a single family dwelling known as 1276 Brooklawn Drive, Pittsburgh, PA 15227.

109. Dominic J. Mussomele

MG-23-000603—\$98,570.14 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 3004 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book 16801, Page 440. Block and Lot Number 94-S-108.

Baldwin Township

4. Kevin Flanagan and Cheryl Flanagan MG-23-000017—\$117,378.61 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 632 Highridge Drive, Pittsburgh, PA 15226. Deed Book Volume 11741, Page 90. Block and Lot Number 97-8-230.

215-855-9521

Bellevue

18. JM Properties LLC

GD-22-002921—\$18,452.94 Anthony Giglio, Esq. 412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story frame house being known as 208 N. Sprague Avenue, Pittsburgh, PA 15202. Deed Book Volume 13315, Page 421, Block and Lot 215-R-190.

Bethel Park

56. Lorraine M. Coulter

GD-22-000289—\$3,999.56 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story brick house known as 323 Sunset Drive, Bethel Park, PA 15102. Deed Book Volume 5946, Page 417. Block & Lot No. 568-P-205.

Brentwood

8. Mary Ann Kapp

MG-21-000126—\$61,344.30 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 2924 Glendale Avenue, Pittsburgh, PA 15227. Deed Book Volume 11932, Page 566. Block and Lot Number 137-F-313.

33. Jeannette Dower, in Her Capacity as Heir of Mary C. Dower, Margaret Dower-Arnold, in Her Capacity as Heir of Mary C. Dower, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest Under Mary C. Dower GD-20-008950—\$120,584.53

Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 47 Bellanca Avenue, Pittsburgh, PA 15227. Deed Book Volume 11833, Page 462. Block and Lot Number 137-F-100.

Bridgeville

2. Susan Tokarski

MG-23-000325-\$77,416.81 Stern & Eisenberg, PC 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 709 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 11668, Page 469. Block and Lot Number 256-S-7.

Carnegie

76. Donna Gunia a/k/a Donna E. Gunia

MG-18-000202—\$159,039.47 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 141 Mountain Drive, Carnegie, PA 15106. Document Number 2004-43650, Deed Book Volume 12295, Page 274. Block and Lot Number 0103-A-00111-0000-00.

Castle Shannon

67. Ronald J. Notarius and Julie A. Notarius

GD-20-009880-\$21,370.94 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family dwelling being known and numbered as 3395 Rosewood Drive, Pittsburgh, PA 15234. Deed Book 12905, Page 515. Block and Lot Number 140-R-180.

Churchill

43. Maria J. Polinsky and Brian J. Polinsky

MG-23-000454—\$76,772.41 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a single family residential dwelling being known and numbered as 53 Garden Terrace, Pittsburgh, PA 15221. Deed Book Volume 10626, Page 136. Block and Lot Number 372-E-270.

Collier

49. Steven F. Jankech and Malarie R. Jankech

MG-22-000985—\$255,420.66 LOGS Legal Group LLP 610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 779 Darlington Road, Carnegie, PA 15106. Deed Book Volume 17337, Page 405, Block and Lot 0148-M-00038-0000-00.

Dormont

95. The Unknown Heirs of Carroll, Deceased

MG-22-000775—\$35,725.00 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being and numbered as Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book 12141, Page 182. Block and Lot Number 63-C-315.

Dravosburg

35. Lynne E. Pastor

MG-19-000760—\$71,702.71 Pincus Law Group, PLLC 484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 11 Raymond Street, Dravosburg, PA 15034. Deed Book Volume 8228, Page 65. Block and Lot Number 309-G-368.

East McKeesport

34. William R. Tine, Individually and as Administrator of the Estates of William L. Anderson a/k/a William Lee Anderson. Deceased and Ruth A. Anderson, Deceased MG-22-000942—\$58,805.67

Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 437 Leslie Street, East McKeesport, PA 15035. Deed Book Volume 14816, Page 97. Block and Lot Number 547-J-165.

Edgewood

21. George J. Haritos a/k/a George John Haritos

MG-17-000016—\$294,400.93 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being known and numbered as 1108 East End Avenue, Pittsburgh, PA 15218. Document Number 019820, Deed Book Volume 11563, Page 450. Block and Lot Number 0177-B-00089-0000-00.

54. Owen P. Vandivier

GD-23-000144-\$7,248.40 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a two story brick house being known as 220 Dewey Street, Pittsburgh, PA 15218. Deed Book Volume 18891, Page 326. Block & Lot No. 234-B-3.

Elizabeth Borough

106. Diana A. Dale, in Her Capacity as Heir of Charles K. Dale a/k/a Charlie K. Dale, Deceased; Casey Snyder, in Her Capacity as Heir of Charles K. Dale a/k/a Charlie K. Dale, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right,

Title or Interest From or Under Charles K. Dale a/k/a Charlie K. Dale, Deceased

MG-22-000755—\$56,644.81 Stephen Panik, Esq. Brock & Scott, PLLC 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 914 8th Ave., Elizabeth, PA 15037. Deed Book Volume 15832, Page 345. Block and Lot Number 1272-C-00269-0000-00.

Elizabeth Township

7. Joann F. Ruffing

MG-23-000401—\$126,085.06 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 500 Terrace Rd., McKeesport, PA 15135. Deed Book Volume 9319, Page 470. Block and Lot Number 652-C-37.

97. Patrick Finnegan

MG-23-000175—\$75,847.26 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 412 Elizabeth Avenue, Elizabeth, PA 15037. Deed Book Volume 17275, Page 514. Block and Lot 1132-G-00129-0000-00.

Etna

73. Judith Bruder and John K. Bruder

MG-23-000528—\$54,263.63 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 106 Grant Avenue, Pittsburgh, PA 15223. Document Number 2005-40253, Deed Book Volume 12671, Page 436. Block and Lot Number 0221-H-00122-0000-00.

84. Lawrence Denver Lane, Jr.

MG-22-000061—\$66,256.73 Lois M. Vitti, Esq. 412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story single family dwelling being known and numbered as 79 Wilson Street, Pittsburgh, PA 15223. Deed Book DE-16980, Page 45. Block and Lot 221-M-109.

Forward

37. Ray R. Shaffer, III

GD-22-015822—\$13,664.20 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 4107 Miracle Ridge Road, Monongahela, PA 15063. Deed Book 16123, Page 159. Block and Lot Number 1907-F-157.

39. Tara Danielle Allen

GD-22-015458-\$12,277.95 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a single family dwelling being known and numbered as 4710 Williamsport Rd., Monongahela, PA 15063. Deed Book 16116, Page 113. Block and Lot Number 1574-N-71.

Frazer

30. Diane Manno, solely in her capacity as heir to David J. Parker, deceased, Deb Lee Maylo, solely in her capacity as heir to David J. Parker, deceased, John E. Parker, solely in his capacity as heir to David J. Parker, deceased, Timothy A. Parker, solely in his capacity as heir to David J. Parker, deceased, the Unknown Heirs of David J. Parker, now deceased, the Unknown Heirs of James Parker, now deceased, the Unknown Heirs of Terry Parker, now deceased, the Unknown Heirs of Frank Parker, now deceased, and the Unknown Heirs of Mark Parker, now deceased

MG-22-000606—\$82,399.26 Stern & Eisenberg, PC 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Frazer: Having erected thereon a dwelling being known and numbered as 148 State Route 908 Extension, Tarentum, PA 15084-2911. Deed Book Volume 11296, Page 412. Block and Lot Number 1840-K-21.

36. Carolyn L. ArtingerMG-22-000834—\$82,009.79
Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazer: Having erected thereon a single family residential dwelling being known and numbered as 102 Oak Lane, Tarentum, PA 15084. Deed Book Volume 8457, Page 321. Block and Lot Number 840-R-24.

Glassport

93. The Unknown Heirs of Guy R. Borelli, Deceased, and Andrea Kunzic Solely in Her Capacity as Heir of Guy R. Borelli, Deceased

MG-22-000978—\$27,995.07 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 505 Monongahela Avenue, Glassport, PA 15045. Deed Book 5027, Page 361. Block and Lot Number 467-P-68.

110. The Unknown Heirs of Billie Csorba, Deceased

GD-23-001243-\$3,378.35 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 626 Ohio Avenue, Glassport, PA 15045. Deed Book Volume 6378, Page 481. Block & Lot No. 558-B-27.

Green Tree

48. Sudhir Patel, Naline Patel and Mitul Patel, In and To

GD-22-012865—\$864,733.12 Sloane B. O'Donnell, Esq. 412-513-4300

All That Right, Title, Interest and Claim of Sudhir Patel, Nalini Patel, and Mitul Patel, of, in, and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and of the Borough of Green Tree: Having erected thereon a dwelling known and numbered as 1397 Glencoe Avenue, Pittsburgh, PA 15205. Deed Book Volume 222, Pages 90 to 93, Block and Lot Number 37-F-145.

Kennedy

91. Kenneth Gasparovich and Cheryl L. Gasparovich

MG-23-000285—\$71,288.05 The Law Office of Gregory Javardian, LLC 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a dwelling being known and numbered as 178 Connie Park Drive, McKees Rocks, PA 15136. Deed Book Volume 11646, Page 55. Block and Lot Number 154-H-106.

City of McKeesport

22. Shelly Bock f/k/a Shelly Carroll, Individually and in her capacity as Executrix of the Estate of Thomas M. Carroll Jr., Deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas M. Carroll Jr., Deceased

GD-22-015442—\$19,238.04 Robert P. Wendt, Esq. 914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Eighth Ward of the City of McKeesport: Having erected thereon a residential dwelling being known and numbered as 2612 Forest Avenue, McKeesport, PA 15132. Deed Book 10697, Page 341. Block and Lot No. 461-A-351.

26. Rose Marie Odorcic and Robert Odorcic

GD-22-015461—\$8,489.38 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2116 Barnsdale Avenue, McKeesport, PA 15132. Deed Book 14010, Page 203. Block and Lot Number 462-F-007.

28. Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1995-1

GD-22-004165—\$16,987.71 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 2602 Milburn Street, McKeesport, PA 15132. Deed Book 9466, Page 355. Block and Lot Number 464-C-037.

29. Sharon Dowden, Executrix of the Estate of Gerald C. Oneufer, Deceased GD-22-014692—\$25,469.00 Christopher E. Vincent, Esq.

724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 511 Diehl Drive, McKeesport, PA 15132. Deed Book 5148, Page 129. Block and Lot Number 554-B-122.

52. Flawzel Hall, Solely in His Capacity as Heir of Floyd Hall, Deceased, Floyd Hall Jr., Solely in His Capacity as Heir of Floyd Hall, Deceased, Linda Hall, Solely in Her Capacity as Heir of Floyd Hall, Deceased, and the Unknown Heirs of Floyd Hall Deceased

GD-22-016142—\$44,652.61 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 3301 Garbett Street, McKeesport, PA 15132. Deed Book 12560, Page 28. Block and Lot Number 381-G-188.

58. Terrance W. Glenn

GD-23-002422-\$6,505.21 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 4: Having erected thereon a two story commercial building being known as 324 6th Street, McKeesport, PA 15132. Deed Book Volume 16436, Page 329. Block & Lot No. 307-J-349.

102. Brandon Z. Broderick

GD-22-010343—\$69,029.96 Powers Kirn, LLC 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2607 Banker Street, McKeesport, PA 15132. Deed Book Volume 16538, Page 328, Block and Lot Number 463-A-152.

111. Carl J. Suba and Shannon Suba

GD-23-004932—\$3,253.15 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport -Ward 9: Having erected thereon a two story frame house known as 2616 Milburn Street, McKeesport, PA 15132. Deed Book Volume 15633, Page 175. Block & Lot No. 464-C-48.

McKees Rocks

16. Laura E. Handlow and Robert U. Handlow, Jr. MG-19-001226-\$138,947.21

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 415 Shingiss Street, McKees Rocks, PA 15136. Deed Book 15374, Page 546. Block and Lot Number 74-L-125.

31. Charlene White, in Her Capacity as Heir of Fay Marie Kovach, a/k/a Fay M. Kovach, Deceased; Debbie Burgunder, in Her Capacity as Heir of Fay Marie Kovach a/k/a Fay M. Kovach, Deceased; Tara Frazier, in Her Capacity as Heir of Fay Marie Kovach a/k/a Fay M. Kovach, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Fay Marie Kovach a/k/a Fay M. Kovach, Deceased

GD-21-014896—\$25,678.26 Pincus Law Group, PLLC 484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 228 Marion Street, McKees Rocks, PA 15136. Deed Book Volume 12852, Page 351. Block and Lot Number 74-N-267.

Moon

87. Patrick M. Norris

GD-18-012700—\$92,488.04 Stephen M. Elek, Esq. 412-829-0624

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a residential dwelling being known and numbered as 1333 Coraopolis Heights Road, Coraopolis, Pennsylvania 15108. Deed Book 18766, Page 29. Block and Lot Number 417-A-291.

Mt. Lebanon

77. Tomiko S. Weathers a/k/a Tomiko Weathers Coleman

MG-18-001341-\$152,768.17 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 106 Morton Lane, Pittsburgh, PA 15226. Document Number 2007-28997, Deed Book Volume 13369, Page 60. Block and Lot Number 0097-J-00062-0000-00.

Munhall

17. The Unknown Heirs of Janice Eileen O'Brien a/k/a Janice E. O'Brien, Deceased

MG-23-000298—\$33,632.53 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 138 W. Larkspur Street, Homestead, PA 15120. Deed Book 12185, Page 183. Block and Lot Number 180-B-118.

69. Stacey Todd

MG-23-000574—\$112,484.14 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 3818 Shady Avenue, Homestead, PA 15120. Deed Book Volume 17681, Page 206. Block and Lot Number 133-H-208.

North Versailles

11. Maureen Mattis

MG-15-001364—\$103,834.13 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 89 Union Avenue, North Versailles, PA 15137. Deed Book Volume 11326, Page 602. Block and Lot Number 458-H-35.

14. Scott Carmino and Tara Carmino

MG-16-000003—\$89,900.39 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 741 Prince Street, North Versailles, PA 15137. Deed Book 13950, Page 88. Block and Lot Number 546-E-356.

61. GLS Development, Inc. GD-22-011875—\$10,313.31

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Being thereon vacant land known as 3307 Fairview Avenue, North Versailles, PA 15137. Deed Book Volume 12198, Page 259, Block & Lot No. 460-D-250.

Penn Hills

13. Robert C. Hayweiser

GD-23-000809—\$62,788.69 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 111 Old Barn Drive, Verona, PA 15147. Deed Book Volume 12611, Page 286, Block and Lot 0534-N-00345-0000-00.

19. Donna M. Kociban

GD-21-011204—\$11,236.08 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 632 Southern Ave., Pittsburgh, PA 15235. Deed Book 9795, Page 73. Block and Lot Number 296-M-187.

41. Josephine Demeo

GD-22-006898—\$16,293.89 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 1429 Elliott St., Verona, PA 15147. Deed Book 14912, Page 564. Block and Lot Number 365-G-212.

42. Joshua B. Jones GD-22-001355—\$22,470.72

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 9431 Glendale Road, Pittsburgh, PA 15235. Deed Book 11026, Page 213. Block and Lot Number 295-K-291.

60. Akinfemi O. Babalola

GD-18-010029-\$5,131.98 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story brick house being known as 208 Bart Drive, Pittsburgh, PA 15235. Deed Book Volume 12747, Page 422. Block & Lot No. 368-K-117.

Pitcairn

53. Cynthia M. Bogonovich

GD-18-001041—\$1,509.23 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story brick house being known as 816 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 8954, Page 589. Block & Lot No. 746-J-19.

Pleasant Hills

62. Kirk S. Holtzinger

GD-19-005074—\$10,376.14 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a two story masonry frame house being known as 114 West Bruceton Road, Pittsburgh, PA 15236. Deed Book Volume 9006, Page 173, Block and Lot 471-J-4.

Plum

9. Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Charles E. Flack a/k/a Charales E. Flack, Deceased and the United States of America c/o the United States Attorney for the Western District of PA

GD-19-010810—\$59,774.73 Pincus Law Group 484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a residential dwelling being known and numbered as 546 Center Hill Road, Pittsburgh, PA 15239. Deed Book Volume 12100, Page 7. Block and Lot Number 852-L-227.

Robinson

63. Claudia M. Van

GD-19-006471—\$3,414.66 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 62 Norfolk Drive, Coraopolis, PA 15108. Deed Book Volume 5728, Page 475. Block & Lot No. 268-C-264.

90. Cynthia Russell

MG-23-000068-\$238,280.07 Jill M. Fein, Esq. Hill Wallack, LLP 215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Robinson Township: Having erected thereon 2-story condominium dwelling known and numbered as 2007 Kenzie Drive, Pittsburgh, PA 15205. Deed Book 56101 and Page 127. Block & Lot No. 265-C-300-117.

98. Mark A. Walters and Tanya L. Walters MG-23-000651-\$30,826.37

Benjamin Hoen, Esq. 216-739-5100

All the right, title, interest and claim of Mark A. Walters and Tanya L. Walters of, in and to: All the following described real estate situated in the Township of Robinson, County of Allegheny, Commonwealth of Pennsylvania. Described at Deed Book 9743, Page 115, Block and Lot No. 0211-P-00194-0000-00 and having erected thereon a single family dwelling known as 354 Coraopolis Road, Coraopolis, PA 15108.

Ross

100. The Estate of Susan B. Kohl, Deceased

GD-22-007689—\$157,386.24 Padgett Law Group 850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a two story dwelling being known and numbered as 4423 Lucerne Avenue, Pittsburgh, PA 15214. Deed Book Volume 5696, Page 75. Block and Lot Number 0161-K-308.

Sewickley

15. Beth A. Eichenlaub and James M. Eichenlaub

MG-19-001037—\$199,762.73 LOGS Legal Group LLP 610-278-6800

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

Shaler

59 APR 23. Carol S. Bagaley, Darren L. Bagaley and the United States of America

GD-22-011553—\$567,504.77 Preston D. Jaquish, Esq. McGrath McCall, P.C. 412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Parcel 1: Having erected thereon commercial buildings known as 1001-1005 Mount Royal Boulevard, Pittsburgh, PA 15223 and 96-98 West Littlewood Street, Pittsburgh, PA 15223, recorded in Plan Book Volume 31, Page 45 and Deed Book Volume 16982, Page 572, Block and Lot Number 284-F-212.

Parcel 2: Having erected thereon a commercial office building known as 1007 Mount Royal Boulevard, Pittsburgh, PA 15223, recorded in Plan Book Volume 31, Page 45 and Deed Book Volume 16982, Page 572, Block and Lot Number 284-F-215.

83. Edward J. Bonnett and Stormie E. Sullivan

MG-23-000524—\$135,519.40 Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known as 241 Delaware Drive, Glenshaw, PA 15116. Deed Book Volume 18299, Page 444, Block & Lot Number 434-J-268.

104. All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Harriet I. Schwartz, Deceased

GD-23-006254—\$101,778.14 John T. Vogel, Esq. Tucker Arensberg, P.C. 412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Being a vacant parcel of land known as Reetz Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 2280, Page 108, Deed Book Volume 2273, Page 331, Deed Book Volume 2479, Page 267, Deed Book Volume 2305, Page 718, Deed Book Volume 2305, Page 719, Deed Book Volume 2567, Page 4, Block and Lot 166-L-40.

105. All Unknown Heirs, Executors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest, From or Under Albert Butler, Deceased GD-23-001895—\$224,699.79

John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943
In the Commonwealth of Pennsylvania,

County of Allegheny, Township of Shaler: Being vacant parcels of land located on Allegheny Avenue, Pittsburgh, Pennsylvania 15215, Deed Book Volume 8613, Page 299, Block and Lot 167-G-300.

South Favette

80. Steven Michael Kendrick

MG-23-000210-\$335,249.79 Stephen Panik, Esq. Brock & Scott, PLLC 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 1632 Hastings Park Dr., Bridgeville, PA 15017. Deed Book Volume 17570, Page 362. Block and Lot Number 571-B-00003-0000-00.

South Park

45. Victoria S. Zagrocki MG-23-000338—\$39,189.90 Michelle Pierro, Esq. Tucker Arensberg, P.C. 412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one and one-half story frame dwelling known as 3126 Southern Drive, South Park, PA 15129. Block & Lot: 1008-J-279.

Stowe

71. Dolores J. Douglass, Known Heir of John H. Douglass a/k/a John H. Douglass, III, Deceased; and the Unknown Heirs of John H. Douglass a/k/a John H. Douglass, III, Deceased

GD-22-014940-\$51,555.24 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 212 Pleasant Ridge Road, McKees Rocks, PA 15136 a/k/a 212 South Pleasant Ridge Road, McKees Rocks, PA 15136. Deed Book Volume 13650, Page 269. Block and Lot Number 73-G-166.

Swissvale

23. John E. O'Connor, Jr. and Terri Ann O'Connor

GD-22-000445—\$5,274.78 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 1828 Monroe Street, Pittsburgh, PA 15218. Deed Book 8314, Page 601. Block and Lot Number 178-B-242.

Upper St. Clair

88. Kenneth Arthur, Jr., Known Surviving Heir of Kenneth E. Arthur, Cathy Strachan, Known Surviving Heir of Kenneth E. Arthur, Randy Arthur, Known Surviving Heir of Kenneth E. Arthur, Nancy Arthur, Known Surviving Heir of Kenneth E. Arthur, and Unknown Heirs of Kenneth E. Arthur

GD-22-015818—\$294,643.90 Erin H. Conroy, Esq. Buchanan Ingersoll & Rooney, PC 412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a residential building and other improvements known and numbered as 854 Lochlin Drive, Pittsburgh, PA 15243. Deed Book Volume 15196, Page 397. Block and Lot Number 253-F-38.

Verona

103. David J. Fest

MG-22-000579—\$79,317.35 Powers Kirn, LLC 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 720-722 Herron Avenue, Verona, PA 15147. Deed Book Volume 14668, Page 118, Block and Lot Number 364-L-267.

Versailles

27. Theresa M. Cipicchio

GD-22-006847—\$12,340.52 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 4625 Vine Street, McKeesport, PA 15132. Deed Book 12438, Page 133. Block and Lot Number 554-N-354.

West Deer

25. Darla E. McSherry

GD-22-011201-\$7,931.90 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 1093 Eisenhower Drive, Russellton, PA 15076. Deed Book 15253, Page 255. Block and Lot Number 1219-J-280.

26 AUG 23. Joann Filbert

GD-22-011465-\$20,802.02 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 1767 Saxonburg Boulevard, Tarentum, PA 15084. Deed Book 14368, Page 395. Block and Lot Number 1837-M-044.

64. Edward Callan, With Notice to Heirs and Assigns

GD-23-002142—\$13,742.90 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant land known as Bairdford Road, Gibsonia, PA 15044. Deed Book Volume 13227, Page 74, Block & Lot No. 1835-R-132.

West Mifflin

10. Kimberly A. Perruso, as Personal Representative of the Estate of Gerard L. Donahue, Deceased, and in her individual capacity as Known Heir of the Estate of Gerard L. Donahue, Deceased, Gerard L. Donahue, II a/k/a Gary Donahue, as Known Heir of the Estate of Gerard L. Donahue, Deceased, Keith D. Donahue, as Known Heir of the Estate of Gerard L. Donahue, Deceased, and Any and All Known and Unknown Heirs, successors and assigns, representatives and devisees, and all persons, firms or associations claiming right title or interest from or under the Estate of Gerard L. Donahue, Deceased

MG-23-000138—\$55,762.40 Padgett Law Group 850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a two story brick dwelling being known and numbered as 4202 Inland Avenue, West Mifflin, PA 15122. Deed Book Volume 12934, Page 69. Block and Lot Number 0238-G-00050-0000-00.

46. All Known and Unknown Heirs of Peter R. Silvester, Sr.

MG-23-000305—\$82,109.76 Michelle Pierro, Esq. Tucker Arensberg, P.C. 412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 428 Lebanon Church Rd., Pittsburgh, PA 15236. Deed Book Volume 9582, Page 475. Block & Lot#: 388-B-122.

94. Shirley M. Mols

GD-22-015187—\$30,040.56 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1403 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book 4605, Page 525. Block and Lot Number 306-G-263.

White Oak

24. Robert R. Reitz, Jr., Trustee of the Patricia A. Muka Trust, for the Benefit of the American Heart Association, American Cancer Society and St. Jude Children's Reseach Hospital

GD-22-006223—\$12,616.24 Christopher E. Vincent, Esq. 724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 324 Circle Drive, Mckeesport, Pa 15131. Deed Book 12486, Page 65. Block and Lot Number 650-M-272.

78. Richard Leonard Martino and Jennifer Lynn Martino

MG-23-000539—\$115,035.77 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

96. Michelle Conaway, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Karen Hopper, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Pam Winks, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Wendy Hickey, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Maura Pilewicz a/k/a Maura L. Pilewicz, in Her Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Nathan Harris Weinstein, in His Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; Jason Wayne Weinstein, in His Capacity as Heir of Dolores A. Weinstein a/k/a Dolores Alice Weinstein; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Dolores A. Weinstein a/k/a Dolores Alice Weinstein

MG-22-000970—\$358,759.68 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1215 Center Street, McKeesport, PA 15131. Deed Book Volume 5661, Page 311. Block and Lot 0553-B-00276-0000-00.

Wilkins

112. John Vaccarello

GD-23-002769—\$3,457.05 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two story brick house known as 142 Dorothy Street, East Pittsburgh, PA 15112. Deed Book Volume 12380, Page 255. Block & Lot No. 374-H-228.

Wilkinsburg

38. The Unknown Heirs of Sharyn L. Caye, Deceased

GD-23-002490—\$11,333.55 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 1315 Labelle Ave., Pittsburgh, PA 15221. Deed Book 11627, Page 338. Block and Lot Number 232-M-196.

40. LKS Investments

GD-22-004437—\$59,235.31 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 1216 Glenn Ave., Pittsburgh, PA 15221. Deed Book 18218, Page 480. Block and Lot Number 232-R-158.

47. GLORIII, LLC; and Abayomi Akinleye GD-23-000798—\$138,603.47

Nelson Diaz, Esq. 212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg, 1st Ward: Having erected thereon a single family dwelling being known and numbered as 1701 Doyle Street, Pittsburgh, PA 15221. Deed Book Volume 18888, Page 151, Block and Lot Number 296-K-196.

68. Brian Wyke, Administrator of the Estate of John R. Wyke, III, Deceased

GD-23-001887—\$8,565.62 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 1500 Florida Avenue, Pittsburgh, PA 15221. Deed Book 7173, Page 337. Block and Lot Number 233-H-169.

70. Joann Cargile and John L. Cargile

GD-23-000166—\$25,405.07 Leon P. Haller, Esq. Purcell, Krug and Haller 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1515 Foliage Street, Pittsburgh, PA 15221. Deed Book Volume 17208, Page 212. Block and Lot Number 232-E-331.

75. Rodney Carpenter

MG-23-000361—\$122,483.55 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 2370 Collins Road, Pittsburgh, PA 15235. Document Number 2018-20172, Deed Book Volume 17271, Page 518. Block and Lot Number 0297-G-00038-0000-00.

79. Alice Street Investments LLC

GD-22-008426—\$40,293.96 Jennifer L. Cerce, Esq. 412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon an apartment building being known and numbered as 908 Center St., Pittsburgh, PA 15221. Deed Book 18062, Page 550. Block and Lot Number 233-A-151.

85. D & L Associates

GD-22-002134—\$53,429.59 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 1567 Marlboro Ave., Pittsburgh, PA 15221. Deed Book 13005, Page 327. Block and Lot Number 233-H-42.

86. Jesse Booker

GD-22-004438—\$42,735.74 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 1543 Montier St., Pittsburgh, PA 15221. Deed Book 14416, Page 350. Block and Lot Number 232-L-330.

Pittsburgh—1st Ward

82. Andrew Komunytsky

MG-23-000501—\$224,870.89 Kristine M. Anthou, Esq. Grenen & Birsic, P.C. 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 1st Ward: Having erected thereon a condominium unit known as 306 4th Avenue, Unit 1201, Pittsburgh, PA 15222. Deed Book Volume 11433, Page 114, Block and Lot Number 1-H-327-1201.

108. James C. Lee and Jeffrey R. Eck

MG-23-000519—\$162,642.66 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Pittsburgh: Having erected thereon a condominium unit in The Carlyle being known and numbered as 306 4th Avenue, Unit 1501, Pittsburgh, PA 15222. Deed Book Volume 15301, Page 326. Block and Lot Number 1-H-327-1501.

Pittsburgh—10th Ward

5. Darlene Summers

MG-14-001297—\$118,298.09 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon an attached single family residential dwelling being known and numbered as 118 N. Millvale Avenue, Pittsburgh, PA 15224. Deed Book Volume 13832, Page 328. Block and Lot Number 50-K-308-2.

Pittsburgh—12th Ward

12. Joyce E. Bonner

MG-23-000174—\$58,631.25 LOGS Legal Group LLP 610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1353 Paulson Avenue, Pittsburgh, PA 15206. Deed Book Volume 4760, Page 9, Block and Lot 0173-A-00200-0000-00.

50. Kristal Owens

GD-19-006054—\$254,748.70 KML Law Group, P.C. 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a commercial garage being known and numbered as 6564 Frankstown Avenue, Pittsburgh, PA 15206. Deed Book 12703, Page 409. Block and Lot Number 125-E-114-0-1.

Pittsburgh—13th Ward

32. Jermaine Cook, as Surviving Heir of Gladys Yvonne James, Deceased, Keith Cook, as Surviving Heir of Gladys Yvonne James, Deceased, and Unknown Surviving Heirs of Gladys Yvonne James, Deceased

GD-23-005550—\$37,733.05 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 7710 Hamilton Avenue, Pittsburgh, PA 15208. Deed Book Volume 7361, Page 49. Block and Lot Number 175-C-368.

101. Albert R. Frazier and the United States of America

GD-22-011516—\$63,741.53 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2060 Sonny Street, Pittsburgh, PA 15221. Deed Book Volume 4114, Page 551. Block and Lot Number 232-C-118.

Pittsburgh—16th Ward

66. Jeffrey Brady, solely in his capacity as known heir of Betty Jean Dragone, deceased and Kimberly Brady, solely in her capacity as known heir of Betty Jean Dragone and the Unknown Heirs of Michael Brady, deceased and the Unknown Heirs of Betty Jean Dragone, deceased

MG-22-000449—\$71,095.62 Stern & Eisenberg, PC 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 826 Parkwood Road, Pittsburgh, PA 15210. Deed Book Volume 9552, Page 463. Block and Lot Number 032-C-277.

Pittsburgh—18th Ward

107. Kimberly Y. Carter

MG-18-000657—\$78,648.22 Stern & Eisenberg, PC 215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 214 Industry Street, Pittsburgh, PA 15210. Deed Book Volume 18187, Page 9. Block and Lot Number 15-G-134.

Pittsburgh—19th Ward

20. Faydra Heidkamp

MG-23-000488—\$117,947.61 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 321 Belonda Street, Pittsburgh, PA 15211. Document Number 2009-11011, Deed Book Volume 13928, Page 320. Block and Lot Number 0004-F-00039-0000-00.

44. Mary Catherine Thomas

MG-22-000849—\$15,195.18 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 144 Ruth Street, Pittsburgh, PA 15211. Deed Book Volume 5656, Page 840. Block and Lot Number 15-C-183.

74. Rose M. Jones

MG-19-000590—\$66,354.59 Manley Deas Kochalski LLC 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 378 Fernhill Avenue, Pittsburgh, PA 15226. Deed Book Volume 10099, Page 145. Block and Lot Number 0061-E-00104-0000-00.

Pittsburgh—22nd Ward

57. Diane Warren

GD-16-013302—\$14,928.45 Joseph W. Gramc, Esq. 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 22: Having erected thereon a two story brick rowhouse being known as 119 Hemlock Street, Pittsburgh, PA 15212. Deed Book Volume 14932, Page 308. Block & Lot No. 23-L-206.

Pittsburgh—26th Ward

3. Jamison Smoot

MG-19-000171—\$168,410.74 Stephen M. Hladik, Esq. Hladik, Onorato and Federman, LLP 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 234 Marshall Avenue, Pittsburgh, PA 15214. Deed Book Volume 12194, Page 497. Block and Lot Number 77-N-00058.

81. Aurelio Dimaggio

MG-23-000277—\$69,076.71 Michelle Pierro, Esq. Tucker Arensberg, P.C. 412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3450 Sirius Street, Pittsburgh, PA 15214. Deed Book Volume 10725, Page 584, Parcel Number 116-L-190.

92. Brian Dourlain

GD-22-016016—\$123,828.01 The Law Office of Gregory Javardian, LLC 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 317 Venture Street, Pittsburgh, PA 15214. Deed Book Volume 18124, Page 370. Block and Lot Number 116-J-311.

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 Oct 12, 2023 Oct 13, 20, 27, 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:

Benyak, Lida W., deceased, of McKeesport, PA. No. 7286 of 2023. Lorraine Nola, Extrx., 3308 Oakland Drive, McKeesport, PA 15133 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01975w Oct 27; Nov 3, 9, 2023

Berrington, Charles Leonard, deceased, of Forest Hills, PA. No. 07266 of 2023. Michael L. Berrington, Extr., 149 Abner Lane, Waynesboro, VA 22980.

23-01982w Oct 27; Nov 3, 9, 2023

Clements, Daniel J., deceased, of Cheswick, PA. No. 06552 of 2023. Margaret M. Clements-Dawson, Extrx., 35 Coffee Lane, Cheswick, PA 15024 or to Mildred B. Sweeney, Esq. and Heather M. Pappsicignano, Esq., Sweeney Law Offices, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.

23-01970w Oct 27; Nov 3, 9, 2023

Diano, Frank Anthony a/k/a Frank A. Diano, deceased, of Pittsburgh, PA. No. 7135 of 2023. John Diano, Extr., 4805 Logans Ferry Road, Murrrysville, PA 15668 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

23-04118 Oct 27; Nov 3, 9, 2023

DiMarco, Patricia A., deceased, of Pittsburgh, PA. No. 06519 of 2023. Susan M. Hartman, Extrx., 1065 Augusta Way, Pittsburgh, PA 15236 or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-01979w Oct 27; Nov 3, 9, 2023

Fitzsimmons, David Lee, deceased, of Monroeville, PA. No. 07299 of 2023. Michael Fitzsimmons, Admr., 24932 136th Avenue SE, Kent, WA 98042 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

23-01978w Oct 27; Nov 3, 9, 2023

Imperata, Robert P., deceased, of McCandless Township, PA. No. 06784 of 2023. Lisa Imperata Moses, Extrx., 1406 Pueblo Drive, Pittsburgh, PA 15228 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

23-04117 Oct 27; Nov 3, 9, 2023

Krainz, John K., deceased, of Coraopolis, PA. No. 7289 of 2023. Barbara Ralston, Extrx., 1029 School Street, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01976w Oct 27; Nov 3, 9, 2023

Reid, George W., deceased, of Pittsburgh, PA. No. 05964 of 2023. Margaret Jean

Hilbert, Admrx., 2347 Lambeth Drive, Pittsburgh, PA 15241 or to Joseph L. Luvara, Esq., Dickie, McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

23-04119 Oct 27; Nov 3, 9, 2023

Robinson, William M., deceased, of Pittsburgh, PA. No. 07075 of 2023. Sharon Semenza, Extrx., 50 Woodland Road, Pittsburgh, PA 15232 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

23-04112 Oct 27; Nov 3, 9, 2023

Thompson, Rose B., deceased, of Pittsburgh, PA. No. 6950 of 2023. Joanne Ziperstein, Extrx., 7802 Villa D'Este Way, Delray Beach, FL 33446 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

23-04114 Oct 27; Nov 3, 9, 2023

Darr, Luena M., deceased, of Forest Hills, PA. No. 06828 of 2023. Beverly E. McDonough, Admrx. c.t.a., 1409 Brinton Road, Pittsburgh, PA 15221 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-04023 Oct 20, 27; Nov 3, 2023

Friedel, Judith A., deceased, of Pittsburgh, PA. No. 05367 of 2023. John R. Lynch, Jr., Extr., 3313 E. Hardies Road, Gibsonia, PA 15044 or to Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

23-01934w Oct 20, 27; Nov 3, 2023

Galtz, Charles, deceased, of Pittsburgh, PA. No. 06730 of 2023. Carol Levy, Co-Extrx. and Louise Levy, Co-Extrx., 724 Clark Street, Westfield, NJ 07090-3915 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.

23-04029 Oct 20, 27; Nov 3, 2023

Garvey, James W., deceased, of Pittsburgh, PA. No. 03947 of 2023. Father Joseph Scheib, Extr., 50 W. Crafton Avenue, Pittsburgh, PA 15205 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

23-04027 Oct 20, 27; Nov 3, 2023

Golik, Phyllis J., deceased, of Elizabeth, PA. No. 06879 of 2023. Joseph T. Golik, Admr., 317 Cypress Drive, West Newton, PA 15089 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-04026 Oct 20, 27; Nov 3, 2023

Holquist, Marcia, deceased, of Sewickley, PA. No. 6727 of 2023. Mollie J. Fitzgerald, Co-Extrx. and Michael T. Dwyer, Co-Extr., 100 Passaic Ave., Fairfield, NJ 07004 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.

23-04028 Oct 20, 27; Nov 3, 2023

Kizik, Rita J., deceased, of Carnegie, PA. No. 06799 of 2023. Marilyn Thomas Makar, Extrx., 2117 Hilltop Road, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071

23-04025 Oct 20, 27; Nov 3, 2023

McNeil, Martha K. a/k/a Martha McNeil, deceased, of Elizabeth, PA. No. 6940 of 2023. Russell J. Kalko, Extr., 179 Valley View Drive, Rostraver Twp., PA 15012 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037. 23-04022 Oct 20, 27; Nov 3, 2023

Palumbo, Joseph, deceased, of Upper St. Clair, PA. No. 07105 of 2023. Michael J.

Looking to hire an attorney, paralegal, legal assistant, legal secretary or legal administrator?

Post your employment

Post your employment opportunity on jobs.acba.org.

Palumbo, Extr., 556 Austin Ave., Pittsburgh, PA 15243 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.

23-01933w Oct 20, 27; Nov 3, 2023

Protolipac, Joseph G., deceased, of Whitehall Borough, PA. No. 6230 of 2023. Raymond Flaherty, Extr., 427 Portia Drive, Pittsburgh PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

23-04020 Oct 20, 27; Nov 3, 2023

Scolieri, Teresa a/k/a Maria Teresa Scolieri, deceased, of Pittsburgh, PA. No. 06954 of 2023. Giovanni Scolieri, Extrx., 1 Meadow Park Lane, Pittsburgh, PA 15215 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215.

23-04024 Oct 20, 27; Nov 3, 2023

Trapp, Cindra L., deceased, of Moon Township, PA. No. 07095 of 2023. Samuel Trapp, Extr., 410 Redgate Road, Sewickley, PA 15143 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

23-01931w Oct 20, 27; Nov 3, 2023

Walters, Angeline D., deceased, of Elizabeth, PA. No. 6939 of 2023. Abby Johnston, Extrx., 101 Town View Street, Pittsburgh, PA 15209 or to Daniel F. Bekavac, Sr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

23-04021 Oct 20, 27; Nov 3, 2023

Coholich, George a/k/a George Coholich, Sr., deceased, of Shaler Township, PA. No. 06682 of 2023. George J. Coholich, Co-Extr. and Francis E. Coholich, Co-Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

23-03951 Oct 13, 20, 27, 2023

Dunlap, Michael Vincent, deceased, of Stowe Township, PA. No. 6696 of 2023. John P. Donovan, Admr. and Atty., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139. 23-03952 Oct 13, 20, 27, 2023

Gilbert, Eileen D. a/k/a Eileen Donovan Gilbert, deceased, of Penn Hills, PA. No. 06555 of 2023. Patricia D. Flynn, Admrx., 2505 Orlando Place, Pittsburgh, PA 15235 of U. James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

23-03954 Oct 13, 20, 27, 2023

Lizon, Genevieve D., deceased, of Carnegie, PA. No. 06462 of 2023. Linda McIntyre, Extrx., 23 Home Avenue, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03955 Oct 13, 20, 27, 2023

McMahon, Joan Ellen a/k/a Joan E. McMahon, deceased, of Pittsburgh, PA. No. 6446 of 2023. Francis James McMahon, Extr., 711 Hillgrove Ave., Pittsburgh, PA 15216 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

23-03953 Oct 13, 20, 27, 2023

Mohr, Ida M. a/k/a Idabelle M. Mohr, deceased, of Plum Borough, PA. No. 6497 of 2023. Robert P. Mohr, Jr., Extr., 1134 Strawn Avenue, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., GBR Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-03957 Oct 13, 20, 27, 2023

Otten, Gloria C., deceased, of Pittsburgh, PA. No. 06117 of 2023. Cindi L. Miller, Admrx., 5140 Keiners Lane, Pittsburgh, PA 15205 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-03956 Oct 13, 20, 27, 2023

Owens, Kelly S., deceased, of Pittsburgh, PA. No. 06870 of 2023. Rose Nelson, Admrx., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

23-01894w Oct 13, 20, 27, 2023

Seman, Constance E., deceased, of Bethel Park, PA. No. 05570 of 2022. Amy Ann Davis, Extrx., 2903 Bethel Church Road, Bethel Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

23-03958 Oct 13, 20, 27, 2023

Sutherland, Joshua L. - Late of Jefferson Hills Borough, Allegheny County, PA. D.O.D. 1/3/20. Will #022100138. Sara M. Sutherland, Administratrix, 412 Labrador Ln., Jefferson Hills, PA 15025; Latisha B. Schuenemann, Atty., Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610. 23-03994 Oct 13, 20, 27, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given that NVR, Inc. has filed a Complaint in the matter of NVR, Inc. v. USLIFE Credit Corporation, et al. at G.D. 22-013134 seeking to quiet title to the following real estate under Pa. R.Civ.P. 430 against Defendant USLIFE Credit Corp. and to the unknown heirs of Interested Party Timothy J. Doyle, Jr.: Parcel No. 1654-J-3, more particularly described in the Deed recorded in the Allegheny County Office of Real Estate at Deed Book Volume 4361, page 695, and otherwise known as RD 1 Markman Park Road, Baden, PA 15005.

Notice

You have been sued in court. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) 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 OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
The Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue

Pittsburgh, PA 15219 412-261-5555 (Telephone) n M Adrian The Gallagh

Brian M. Adrian, The Gallagher Firm, LLC, 3100 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219, (412) 308-5512

23-04128 Oct 27, 2023

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Fleming Contracting Inc.

23-04113 Oct 27, 2023

Articles of Incorporation Nonprofit Corporation

Brandon J. Verdream, Esq., Clark Hill, PLC, 301 Grant Street, 14th Floor, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 17, 2023, with respect to a nonprofit corporation, Clearview Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01974w Oct 27, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania In the Matter of Joseph P.A. Decker, Jr.,

Deceased
(Attorney Registration No. 34611)

Civil Division
Docket No.: GD-23-11555
Notice of Conservatorship

By Order dated October 4, 2023, the Court of Common Pleas appointed Joseph M. Halfhill, Esq., as Conservator for the files of Joseph P.A. Decker, Jr., Deceased.

If you believe the Law Office of Joseph P.A. Decker is holding monies that belong to you, please contact the Conservator immediately. Any monies remaining in the accounts of Mr. Decker may be paid over to the Pennsylvania Lawyers Fund for Client Security.

If you are a current or former client, please call the Conservator's Office at 724-933-8989 or send an email request to imhalfhill.esq@gmail.com within 45 days to retrieve your files. All unclaimed files will be destroyed in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you are in need of substitute counsel, you can contact the Allegheny County Bar Association Lawyer Referral Service at 412-261-5555, 400 Koppers Building - 436 Seventh Avenue, Pittsburgh, PA 15219

Joseph M. Halfhill, Esq., Conservator for Joseph P.A., Decker, Jr., Deceased, PO Box 460, Wexford, PA 15090, 724-933-8989.

23-04115 Oct 27, 2023

Notice

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

No. GD-23-7583 Michael and Angela Bires, Plaintiffs,

Trent's Painting LLC, Defendant. Writ of Summons in Civil Action

To: Trent's Painting LLC

You Are Notified That The Above-Named Plaintiffs Have Commenced An Action Against You. You Are Warned That If You Fail To Enter An Appearance Or Provide Current Contact Information, The Case May Proceed Without You And A Judgment May

Be Entered Against You By The Court

Vote Yes!

KEEP THESE LOCAL QUALIFIED JUDGES

October 24 – Mail-In Ballots Sent November 7 – Election Day

ALLEGHENY COUNTY COURT OF COMMON PLEAS



The Honorable **Eleanor L. Bush**



The Honorable
Paul E. Cozza



The Honorable

Lawrence J. O'Toole



The Honorable

Jill E. Rangos



The Honorable

Jennifer A. Satler



The Honorable

Christine A. Ward

These judges are recommended for retention by the Allegheny County Bar Association. For more information, visit our Judicial Vote 2023 website at www.JudicialVote2023.org.

Additionally, the ACBA Judiciary Committee has issued the following ratings for those judicial candidates seeking to be elected judge:

SUPERIOR COURT OF PENNSYLVANIA

Jill Lipman Beck – Highly Recommended

ALLEGHENY COUNTY COURT OF COMMON PLEAS

R. Anthony DeLuca – Highly Recommended

Patrick A. Sweeney – Recommended

Scan the QR code and take this ad with you while voting.



Without Further Notice For Any Money Claimed In A Complaint Or For Any Other Claim Or Relief Requested By The Plaintiff. You May Lose Money Or Property Or Other Rights Important To You.

Please Provide Your Current Contact Information To Plaintiffs' Counsel Listed Below:

> Tyler S. Setcavage Quinn Logue LLC 200 First Ave., Third Floor Pittsburgh, PA 15222

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
Pittsburgh, PA 15219
Telephone: (412) 261-5555
https://www.getapittsburghlawyer.com/
23-04116 Oct 27, 2023

Notice of Trust Administration

Cecelia Gallagher, late of Allison Park, Allegheny County, PA, died on September 8, 2023. Prior to her death, she established the Cecelia Gallagher Revocable Living Trust. No personal representative has been appointed. Notice is hereby given to all persons indebted to Cecelia Gallagher, to make immediate payment and to those having claims against her, to present them to: Shawn P. Gallagher, Successor Trustee c/o Wendy Denton Heleen, Esquire 2100 Georgetown Drive, Suite 300 Sewickley, PA 15143

23-04120 Oct 27; Nov 3, 9, 2023

Notice

To: Cheyanne Jamille Bronzell Premier Auto Body, LLC. vs. Cheyanne Jamille Bronzell and Bridgecrest Acceptance Corporation GD-22-012837

Important Notice You Are In Default Because You Have Failed To Enter A Written Appearance Personally Or By An Attorney And File In Writing With The Court Your Defenses Or Objections To The Claims Set Forth Against You, Unless You Act Within Ten Days From The Date Of This Notice, A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights. 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 436 Seventh Avenue 4th Floor Koppers Building Pittsburgh, PA 15219, 412-261-5555 Notice of Presentation

You are hereby notified that the attached matter will be presented to the Honorable Judge Hertzberg on Monday, November 6, 2023, at 9:30 a.m. in Courtroom 703 of the City-County Building, located at 414 Grant Street, Pittsburgh, PA 15219.

23-04226 Oct 27, 2023

CIVIL DIVISION

Arbitration Awards (Continued from Page 1, Column 2)

Citibank N.A. vs Woodard; AR-23-002755; P-atty: Robert M. Kline; D-atty: Jason M. Rettig; Award for Defendant Angela M. Woodward. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

Spring Oaks Capital SPV LLC vs Bailey; AR-23-002781; P-atty: Frederic I. Weinberg; D-atty: Eugene D. Frank; Award for Defendant Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

Grguras, et al vs Hearty; GD-21-007332; P-atty: Gregory A. Evashavik; D-atty: Frank James Kochin; Award for Plaintiff and against Defendant in the amount of \$17,500.00. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40216

Unifund CCR LLC vs Crook; AR-20-000843; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$2,072.83. Defendant failed to appear at 12:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/24/23. Notice of award sent. Arbitration Board #40217

Watts vs Jepson; AR-21-004497; P-atty: Benjamin J. Baran; D-atty: Edward Richard Alo; Award for Defendant/Plaintiff. Award in favor of the Defendant Albert F. Jepson. Award in favor of Plaintiff against the additional Defendant Crystal Watts-Finley in the amount of \$12,500.00. Dated 10/24/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40217

Lazarus vs Perine; AR-23-002569; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/25/23, the Court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Szefi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Bank of America N.A. vs McPherson; AR-23-002811; P-atty: Frederic I. Weinberg; D-atty: Pro Se; Award for Defendant and against Plaintiff. Counterclaim in caption only. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40218

Bank of America N.A. vs Cornish; AR-23-002812; P-atty: Frederic I. Weinberg; Award Ex Parte. Defendant not appearing when the case was called at 10:10 a.m. Award for Plaintiff Bank of America in the amount of \$2,567.05 plus costs. Dated 10/25/23. As per Rule 236 Notice,

CLASSIFIED

Employment

FEDERAL PUBLIC DEFENDER VACANCY-EXTENDED DEADLINE—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. EXTENDED DEADLINE: Noon (EST), November 20, 2023. copies sent to all parties MM/DD/YYYY. Arbitration Board #40218

Bechtold vs 16 Suds Carwash LLC; AR-23-002815; P-atty: Gianna M. Kelly; D-atty: Jeffrey C. Catanzarite; Award for Defendant 16 Suds Car Wash LLC and against Plaintiff, David Bechtold in the amount of \$0.00. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40219

Portfolio Recovery Associates LLC vs Brannon; AR-23-002829; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$781.19. Defendant failed to appear at 10:07 a.m. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40218

Navient Private Education Loan Trust 2015-A vs Ferrari; AR-22-001345; P-atty: Matthew Weston Pomy; D-atty: Jason M. Rettig; Award for Defendant Alexandria Ferrari, and against Navient Private Education Loan Trust 2015-A in the amount of \$0.00. Dated 10/25/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40219

Pennsylvania Turnpike Commission vs Johnson; AR-23-002525; P-atty: Michael A. Farnan; Non Jury Verdict is entered in favor of Plaintiff and against defendant in the amount of \$14,637.43

Conservatorship

Richardson Susan vs Zapler Kenneth, Zapler Ruth; CS-23-000087; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.

RK Conservation Corporation vs Reynolds Michael C.; CS-23-000088; Conservatorship; Certificate of Location; Atty(s): Leon Corey

RK Conservation Corporation vs Milliones Momar, Milliones Marimba; CS-23-000089; Conservatorship; Praecipe for Lis Pendens; Atty(s): Leon Corey

Statutory Appeals

Commonwealth of PA Department of Transportation vs Pennsylvania State Constabulary; SA-23-000552; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Dague Ryan S.; SA-23-000553; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Sharifjonov Mirodil; SA-23-000554; Operator License Suspension; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

City of Pittsburgh vs Fraternal Association of Professional Paramedics; SA-23-000555; Local Agency Appeal; Statutory Appeal; Atty(s): Kobee Wendy, Kubiak Krysia M.

City of Pittsburgh vs FraternalOrder of Police Fort Pitt Lodge NO 1; SA-23-000556; Local Agency Appeal; Statutory Appeal; Atty(s): Thomas Irene Donna

Commonwealth of PA Department of Transportation vs LeBlanc Shawn Eric; SA-23-000557; Operator License Suspension; Appeal from OLS; Atty(s): Kuhar Jr. William A, Birdy Dean A

First National Bank of Pennsylvania vs Ohio Township; SA-23-000558; Local Agency Appeal; Statutory Appeal; Atty(s): Ayoob III Thomas H

Commonwealth of PA Department of Transportation vs Arner Donald Leroy; SA-23-000559; Operator License Suspension; Appeal from OLS; Atty(s): Gelman Bruce S, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Ballentine Brian R.; SA-23-000560; Operator License Suspension; Appeal from OLS; Atty(s): Thomassey Patrick J, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Skully Meghan Marie; SA-23-000561; Operator License Suspension; Appeal from OLS; Atty(s): Thomassey Patrick J, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Smith Rachel; SA-23-000562; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Carde Luis; SA-23-000563; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Carde Luis; SA-23-000564; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Woodruff Emmanuel Corey; SA-23-000565; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Sambandam Sarala vs Kennedy Township Zoning Hearing Board; SA-23-000566; Zoning Board Appeal; Writ of Certiorari; Atty(s): Goodermote Andrew C.

Commonwealth of PA Department of Transportation vs Johnson Taerice; SA-23-000567; OLS - Breathalyzer Refusal; Motion to File Late Appeal; Atty(s): Pro Se, Kuhar Jr. William A

Scarlett Rose Enterprises Inc. vs Matrone Gwenhyfar; SA-23-000568; Local Agency Appeal; Writ of Certiorari; Atty(s): Pro Se

Commonwealth of PA Department of Transportation vs Shane Jaren Robert; SA-23-000569; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Nicholas Joshua; SA-23-000570; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Rijal Hari; SA-23-000571; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Hill Daryle Keith; SA-23-000572; Operator License Suspension; Appeal from OLS; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Sellers Shaneek; SA-23-000573; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A

Commonwealth of PA Department of Transportation vs Sellers Shaneek; SA-23-000574; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Pro Se, Kuhar Jr. William A