

## 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, May 6, 2024 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. 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, MAY 6, 2024 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MAY 7, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MAY 13, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND 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 475.  
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:  
SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"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."

## Bellevue

88. Andrew Bush, Jr. in His Capacity as Heir of the Estate of Andrew L. Bush, Deceased; Kimberley Bush in Her Capacity as Heir of the Estate of Andrew L. Bush, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Andrew L. Bush, Deceased

MG-22-000623—\$99,930.38

Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 76 Summer Ave., Pittsburgh, PA 15202. Deed Book Volume 14087, Page 517. Block and Lot Number 0161-N-00112-0000-00.

## 90. Tony Hall

GD-23-003679—\$20,483.55  
Anthony Giglio, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Being vacant land known as S. Sprague Avenue, Pittsburgh, PA 15202 Deed Book Volume 1220, Page 3, Block and Lot 160-K-33.

## Brackenridge

## 4. Nathan R. Regan and Rebecca Lyn Sylves

MG-23-000780—\$55,492.48  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 828 9th Avenue, Brackenridge, PA 15014. Deed Book Volume 15579, Page 93. Block and Lot Number 1224-A-7.

## 65. Daniel W. Kolar

GD-23-002503—\$80,744.14  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1053 9th Avenue, Brackenridge, Pennsylvania 15014. Deed Book Volume 17634, Page 347. Block and Lot Number 1367-R-00107-0000-00.

## Borough of Chalfant

## 70. Mary C. Wilson

GD-22-015078—\$45,495.23  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a dwelling being known and numbered as 219 Greenfield Avenue, East Pittsburgh, PA 15112. Document Number 050269, Deed Book Volume 10434, Page 288. Block and Lot Number 0374-G-00256-0000-00.

## Churchill

## 12. Eugene Ashley, Jr.

MG-23-000997—\$197,065.33  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a dwelling being known and numbered as 1648 Jamestown Place, Pittsburgh, PA 15235. Deed Book Volume 18814, Page 266. Block and Lot Number 297-D-182.

## City of Clairton

## 13. Kawaki K. Bradford and Darius M. Bradford

MG-23-000864—\$129,706.91  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward, City of Clairton: Parcel No. 1: Having erected thereon a dwelling being known and

numbered as 292 Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 878-E-252.

Parcel No. 2: Being vacant land known as Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 878-E-251.

## Collier

## 58. William Garrison, with Notice to Heirs and Assigns

GD-23-013359—\$24,026.28  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being thereon vacant residential land known as Thompson Avenue, Carnegie, PA 15106. Deed Book Volume 2478, Page 712. Block & Lot No. 147-B-15.

## 91. Stanley C. Perkowski

MG-20-000271—\$183,892.38  
Keri P. Ebeck, Esq.  
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having thereon a residential dwelling being known and numbered as 134 Baldwin Road, Carnegie, PA 15106 Deed Book Volume 13761, Page 190, Block and Lot Number 202-F-12.

## Coraopolis

## 9. Joseph A. Bodnar

MG-23-000920—\$71,575.78  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1865 Montour Street, Coraopolis, PA 15108. Deed Book Volume 295. Block and Lot Number 341-L-188.

## Duquesne

## 17. Unknown Heirs, of the Estate of George C. Booker; and Unknown Administrators, of the Estate of George C. Booker

GD-23-012957—\$45,732.49  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 816 Hinerman Street, Duquesne, PA 15110 a/k/a 816 Hinerman Street, Duquesne, PA 15110. Document Number 007553, Deed Book Volume 9868, Page 193. Block and Lot Number 0306-D-00190-0000-00.

## Elizabeth Borough

## 61. GERALYN SCURFIELD

GD-23-011259—\$19,932.80  
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 509 5th Avenue, Elizabeth, PA 15037. Deed Book 14987, Page 494. Block and Lot Number 1133-R-123.

## 85. Timothy P. McEvoy

MG-22-000578—\$50,413.88  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 155 Ellsworth Avenue, Elizabeth, Pennsylvania 15037.

Deed Book Volume 16247, Page 227, Block and Lot Number 1132-E-142.

### Elizabeth Township

**60. Tabitha Schempp, Administratrix of the Estate of Richard J. Tomco, Deceased**  
GD-23-011260—\$36,947.78  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single dwelling being known and numbered as 727 Scenery Drive, Elizabeth, PA 15037. Deed Book 13198, Page 569. Block and Lot Number 1130-K-228.

### Emsworth

**76. Jennifer A. Lindell and James R. Lindell**  
MG-20-000234—\$128,149.62  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Emsworth: Having erected thereon a dwelling being known and numbered as 153 Orchard Avenue, Pittsburgh, PA 15202. Deed Book Volume 12271, Page 109. Block and Lot 0276-N-00168-0000-00.

### Etna

**21. Mary Ellen Suchma**  
MG-23-000951—\$72,579.78  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Etna: Having erected thereon a dwelling being known and numbered as 55 Wilson Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 15036, Page 574, Instrument 2012-27102, Block and Lot Number 221-M-96.

**83. Jordan Michael Walhour**  
MG-20-000413—\$121,561.97  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 179 Washington Street, Pittsburgh, PA 15223. Deed Book Volume 17807, Page 119. Block and Lot 0166-R-00161-0000-00.

### Findlay

**7. Herman Trails, L.P.**  
GD-23-012122—\$543,906.72  
Michael A. Shiner, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Being a vacant parcel of land known as Potato Garden Run Road, Imperial, Pennsylvania 15126. Deed Book Volume 17710, Page 160. Block and Lot Number 1468-G-100.

**95. Dale A. Kaymark**  
MG-17-001311—\$477,011.45  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Findlay Township: Having erected thereon a 2 story dwelling known and numbered as 108 Economy Grade Road, Coraopolis, PA 15108. Deed Book Volume 11944, and Page 489. Block & Lot No. 1051-K-106.

### Forward

**1. Wendy Lee Williams**  
GD-22-012434—\$25,010.22  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a mobile home dwelling being known and numbered as 421 Elkhorn Road, Monongahela, PA 15063. Deed Book 8523, Page 226. Block and Lot Number 1912-E-26.

**100. Terry G. Richardson**  
MG-23-000505—\$105,484.71  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Forward Township: Having erected thereon a dwelling being known and numbered as 2460 Manown Road, Monongahela, PA 15063. Document Number 2019-15919, Deed Book Volume 17640, Page 383. Block and Lot Number 2274-A-00284-0000-00.

### Franklin Park

**26. Edward A. Brethauer, III, Executor of the Estate of Darlene A. McCarthy, c/o Heidi Rai Stewart, Esquire**  
MG-22-000294—\$486,675.95  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Franklin Park Borough: Having erected thereon a dwelling being known and numbered as 2361 West Gate Drive, Pittsburgh, Pennsylvania 15237 a/k/a 2361 Westgate Drive, Pittsburgh, Pennsylvania 15237. Deed Book Volume 7176, Page 39. Block and Lot Number 0942-J-00104-0000-00.

### Glassport

**73. Craig L. Rice, Solely as Heir to the Estate of Cindy L. Rice a/k/a Cindy L. Bartek, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Cindy L. Rice a/k/a Cindy L. Bartek, Deceased**  
MG-23-000787—\$43,466.75  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Glassport Borough: Having erected thereon a 1 story dwelling known and numbered as 722 Delaware Avenue, Glassport, PA 15045. Deed Book Volume 8979, and Page 478. Block & Lot No. 558-G-382.

### Hampton

**68. Christopher Titterington**  
MG-23-000965—\$204,732.75  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3828 Arizona Drive, Allison Park, PA 15101. Document Number 2016-39485, Deed Book Volume 16641, Page 187. Block and Lot Number 0615-G-00294-0000-00.

### Harrison

**31. Steven M. Loveland**  
GD-23-003741—\$56,039.11  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 8 Greenwich Street, Natrona Heights, PA 15065. Deed Book Volume 18583, Page 290. Block and Lot Number 1368-G-175.

### Homestead

**104. Pauline Wilson, with Notice to Heirs and Assigns**

GD-23-012423—\$2,546.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two story frame house known as 230 East 15th Avenue, Homestead, PA 15120. Deed Book Volume 5985, Page 349. Block & Lot No. 131-C-294.

### Indiana

**25. Jonathan J. Martin and the United States of America**

MG-18-000566—\$154,871.40  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 401 Rich Hill Road, Cheswick, PA 15024. Deed Book Volume 13577, Page 446. Block and Lot Number 837-K-71.

**92. Timothy S. Radigan**

MG-23-000955—\$128,790.57  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 233 Klein Road, Glenshaw, PA 15116. Deed Book Volume VL-13571, Page 399, Block and Lot 0618-P-00154-0000-00.

### Jefferson Hills

**89. Mark D. Maglicco**  
MG-23-000928—\$210,348.79  
Thomas E. Reilly, Esq.  
724-933-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 714 Old Clairton Road, Clairton, PA 15025, Deed Book Volume 18706, Page 416, Block and Lot 767-L-9.

### Liberty

**36. Dawn A. Borreggine**  
GD-23-011234—\$55,960.41  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 813 Lauck Ave., McKeesport, PA 15133. Deed Book Volume 11846, Page 533. Block and Lot 0465-R-00029-0000-00.

**72. Timothy J. Kane a/k/a Timothy John Kane, in His Capacity as Administrator and Heir of the Estate of Timothy R. Kane a/k/a Timothy Robert Kane; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Timothy R. Kane a/k/a Timothy Robert Kane**

MG-23-000345—\$35,264.89  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2811 F Street, McKeesport, PA 15133. Deed Book Volume 13403, Page 379. Block and Lot 0465-R-00270-0000-00.

### City of McKeesport

**10. Brandon Conner, Solely in His Capacity as Heir of Bill Wright, Deceased, Crystal Conner, Solely in Her Capacity as Heir of Bill Wright, Deceased, and Unknown Heirs of Bill Wright, Deceased**

MG-19-001137—\$50,631.45  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1611 Wesley Street, McKeesport, PA 15132. Deed Book 16837, Page 421. Block and Lot Number 381-H-226.

**32. Najla L. Sayles**

MG-23-000525—\$44,611.75  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the City of McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 806 North Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 17378, Page 238. Block and Lot Number 380-M-6.

**39. Nura Saunders**

MG-23-000451—\$69,479.78  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 710 Franklin Street, McKeesport, PA 15132. Deed Book Volume 14238, Page 48. Block and Lot Number 460-N-188.

### Monroeville

**69. Debora M. Kruper**  
MG-23-001059—\$64,639.65  
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 101 Meadow Gap Drive, Monroeville, PA 15146. Document Number 2006-4772, Deed Book Volume 12753, Page 59. Block and Lot Number 0544-L-00006-0001-00.

**93. Dorothy Mae Bartolomeo**  
MG-23-000156—\$119,642.41  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 523 Holly Drive, Monroeville, PA 15146. Deed Book Volume 5273, Page 561, Block and Lot 0742-N-00202-0000-00.

### Mt. Lebanon

**94. Charles T. Lanphear, Kimberly P. Lanphear, United States of America, Department of Treasury - Internal Revenue Service, RSP Pittsburgh, Inc.**

MG-16-000184—\$409,962.39  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mount Lebanon: Having erected thereon a dwelling being known and numbered as 834 Washington Road, Pittsburgh, PA 15228. Deed Book Volume 17841, Page 290, Block and Lot 0141-N-00169-0000-00.

### North Versailles

#### 18. Robert G. Main

GD-22-013924—\$22,937.13  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1055 Preston Drive, North Versailles, PA 15137. Deed Book 14810, Page 255. Block and Lot Number 751-A-048.

#### 38. Barbara E. Priestley

MG-23-001002—\$28,185.05  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 716 3rd Street, North Versailles, PA 15137. Deed Book Volume 11358, Page 215. Block and Lot Number 643-N-178.

### Oakdale

#### 5. Shallyn A. Bodnar and Scott A. Rold

MG-23-001122—\$93,720.52  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 205 Spring Street, Oakdale, PA 15071. Deed Book Volume 16260, Page 118. Block and Lot Number 492-S-364.

### O'Hara

#### 15. Lawrence E. Callahan and Regina M. Callahan

MG-23-001032—\$40,707.96  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling known and numbered as: 200 Virginia Manor Drive, Pittsburgh, PA 15215. Deed Book Volume 8991, Page 631. Block/Lot # 286-N-88.

#### 27. Lawrence E. Callahan and Regina M. Callahan

MG-22-000841—\$331,341.45  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a dwelling being known and numbered as 200 Virginia Manor Drive, Pittsburgh, Pennsylvania 15215. Deed Book Volume 8991, Page 631. Block and Lot Number 0286-N-00088-0000-00.

### Penn Hills

#### 14. Jessica Warren as Known Heir of Charlotte E. Thompson a/k/a Charlotte Thompson; and All Unknown Heirs of Charlotte E. Thompson a/k/a Charlotte Thompson

MG-23-000434—\$16,722.22  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known and numbered as: 1316 Oberlin Street, Pittsburgh, PA 15206. Deed Book Volume 4504, Page 313. Block/Lot # 0174-C-00210.

#### 20. Heather K. Hoolahan and Leonard M. Hoolahan

MG-23-000263—\$53,583.03  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills (formerly the Township of Penn Hills): Having erected thereon a single family residential dwelling being known and numbered as 6675 Poketa Road, Verona, PA 15147. Deed Book Volume 9676, Page 39. Block and Lot Number 447-G-95.

#### 24. Donald J. Houck

GD-20-012448—\$6,850.93  
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 5104 Verona Road, Verona, PA 15147. Deed Book 12126, Page 414. Block and Lot Number 367-F-22.

#### 63. Lacey L. Jones, Jr., Administrator of the Estate of Jeannette M. Jones, Deceased

MG-23-000894—\$75,093.33  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 110 Palmetto Drive, Pittsburgh, PA 15235. Deed Book Volume 12136, Page 189. Block and Lot Number 633-P-150.

Parcel No. 2: Being a vacant lot of land known and numbered as Palmetto Drive, Pittsburgh, PA 15235. Deed Book Volume 12136, Page 189. Block and Lot Number 634-B-47.

#### 71. Tom Zagaja

MG-23-001142—\$170,857.66  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 413 Janice Drive, Pittsburgh, PA 15235. Document Number 2022-23868, Deed Book Volume 18993, Page 131. Block and Lot Number 0369-D-00267-0000-00.

#### 79. Walter R. Dean Known Heir to the Estate of Thelma J. Dean, and the Unknown Heirs of the Estate of Thelma J. Dean

MG-22-000800—\$70,746.21  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills, (formerly Township of Penn): Having currently erected thereon a single family dwelling being known as 4940 3rd Street, Verona, PA 15147. Deed Book 8756, Page 432, Block and Lot 0367-F-00190-0000-00

#### 81. Veronica A. Scott

GD-22-013722—\$16,894.12  
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 146 Suncrest Drive, Verona, PA 15147. Deed Book 5606, Page 52. Block and Lot Number 295-A-154.

#### 82. Debora Jackson, Known Surviving Heir of Barbara J. Lawson, Roderick Lawson, Known Surviving Heir of Barbara J. Lawson, and Unknown Surviving Heirs of Barbara J. Lawson

GD-21-007921—\$268,945.51  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 517 Hoover Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume VL-13092, Page 335. Block and Lot Number 0451-A-00334-0000-00.

#### 96. Shirley J. McClendon

MG-23-000567—\$105,865.29  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 230 Evaline Street, Pittsburgh, PA 15235. Deed Book Volume 6628, Page 570. Block and Lot 0296-C-00093-0000-00.

### Pleasant Hills

#### 29. James W. Allan

GD-23-005788—\$137,568.10  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a single family residential dwelling being known and numbered as 350 Mowry Drive, Pittsburgh, PA 15236. Deed Book Volume 5117, Page 69. Block and Lot Number 562-F-180.

### Ross

#### 28. Kevin W. Forsythe, Jr. and Patricia Riva Marques

MG-23-000368—\$219,434.55  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 92 York Drive, Pittsburgh, PA 15214. Deed Book Volume 17581, Page 495. Block and Lot Number 0162-E-00054-0000-00.

#### 47. Robert G. Kuntz

GD-22-013191—\$20,525.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house being known as 532 Roseland Avenue, Pittsburgh, PA 15214. Deed Book Volume 4658, Page 683. Block & Lot No. 163-A-222.

#### 48. David Allen

GD-21-010899—\$5,800.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Being thereon agricultural vacant land known as Mount Troy Road, Pittsburgh, PA 15214. Deed Book Volume 18071, Page 393, Block & Lot 164-E-90.

### Sewickley Hills

#### 98. Ellen Ohler, Known Heir of John Henry Schuck, Deceased & Florence Jenney Schuck, Known Heir of John Robert Schuck, Deceased, the Unknown Heirs of

#### David Parker Schuck, Jr., Deceased, the Unknown Heirs of Jean S. Gross, Deceased, the Unknown Heirs of Helen Evans, Deceased & the Unknown Heirs of Nellie C. Schuck, Deceased

GD-23-005420—\$11,511.09  
Robert J. Garvin  
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Hills: Approximately 1.37 acres vacant land, being known as W. Side Ohio Line, Sewickley, PA 15143. Deed Book Volume 4501, Page 372, Block and Lot Number 821-J-17.

### Shaler

#### 34. Aaron Flook a/k/a Aaron S. Flook and Michele L. Flook a/k/a Michele Flook

MG-22-000953—\$27,062.34  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 106 E. Genessee Street, Pittsburgh, PA 15223. Deed Book 10963, Page 180. Block and Lot Number 284-G-26.

### South Fayette

#### 66. Nance J. Steranka and the United States of America

GD-19-011604—\$4,123.03  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one story condominium unit being known as 321 Ridge Point Circle, Apt. 12, Bridgeville, PA 15017, Unit B12, in the Hunting Ridge, No. 1, Condominium. Deed Book Volume 19410, Page 383. Block & Lot No. 572-C-101-012B.

### South Park

#### 46. Madeline L. Lee, With Notice to Heirs and Assigns

GD-15-008675—\$3,649.33  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story frame house being known as 1110 Edith Avenue, Pittsburgh, PA 15236. Deed Book Volume 3993, Page 492. Block & Lot No. 473-R-100.

#### 51. Frank Donolo and Deborah Donolo

GD-19-011599—\$3,346.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two family, two story frame house being known as 3815 Grant Street, South Park, PA 15129. Deed Book Volume 8968, Page 237. Block & Lot No. 1009-B-131.

#### 52. Slopes Holdings, LLC

GD-15-003556—\$6,105.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story masonry frame house being known as 1124 Wilhelm Avenue, Pittsburgh, PA 15236. Deed Book Volume 18161, Page 578. Block & Lot No. 564-C-248.

### Springdale Township

#### 42. Isabelle Kymer, with Notice to Heirs and Assigns

GD-23-013360—\$3,582.49  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 3144, Page 402. Block & Lot No. 732-C-154.

**43. Valley View Land and Construction Company**  
GD-23-013362—\$5,265.99  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2155, Page 664. Block & Lot No. 732-B-397.

**44. Unknown Heirs of Jovo Miljus and Unknown Heirs of Mikla Miljus**  
GD-23-013519—\$12,187.60  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-L-61.

Parcel #2: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-P-217.

Parcel #3: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-P-228.

Parcel #4: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-R-20.

Parcel #5: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2424, Page 121. Block & Lot No. 731-R-84.

**45. Unknown Heirs of Pearlre Trempus, Unknown Heirs of Mary Jane Haas, Unknown Heirs of Lewis J. Linderman, Unknown Heirs of Bette Duris, Unknown Heirs of Jack F. Linderman, Unknown Heirs of Torrence B. Linderman, William Negirch, Jr., Executor and Heir of Rhoda Negrich, John E. Negrich, Known Heir of Rhoda Negrich, Rhonda Staraha, Known Heir of Rhoda Negrich, Unknown Heirs of Dewey Linderman, Ronald Linderman with Notice to Heirs and Assigns**  
GD-23-013560—\$29,330.36  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant commercial land known as Freeport Road, Cheswick, PA 15024. Deed Book Volume 5310, Page 3. Block & Lot No. 731-R-212.

Parcel #2: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 5310, Page 3. Block & Lot No. 731-L-50.

**55. Unknown Heirs of Frank J. Matko and Unknown Heirs of Joseph Miklik**  
GD-23-013531—\$3,898.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 2300, Page 547, and Deed Book Volume 2160, Page 722. Block & Lot No. 732-C-98.

**56. Kerry Mattern**  
GD-23-013358—\$12,090.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Parcel #1: Being thereon vacant residential land known as Valley View Drive, Cheswick, PA 15024. Deed Book Volume 16921, Page 22. Block & Lot No. 731-L-210.

Parcel #2: Having erected thereon a one and a half story frame house known as 35 Valley View Drive, Springdale, PA 15144. Deed Book Volume 16921, Page 16. Block & Lot No. 731-L-196.

### Stowe

**3. Unknown Surviving Heirs of Alice Ali**  
MG-22-000401—\$90,777.21  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 810 Woodward Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 11635, Page 114. Block and Lot Number 0073-P-00003-0000-00.

**11. Cathleen M. Harbaugh**  
MG-23-000227—\$115,561.72  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1109 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 16502, Page 271. Block and Lot Number 73-K-244.

### Swissvale

**19. Michael F. Valko, Jr., as Known Heir of Mary Valko, Deceased and All Unknown Heirs of Mary Valko, Deceased**  
GD-23-005839—\$5,101.16  
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 91 Lilmont Drive, Pittsburgh, PA 15218. Deed Book 3996, Page 713. Block and Lot Number 235-L-308.

### Turtle Creek

**86. Jennifer D. Diemer and Sarah E. Diemer**  
MG-23-000908—\$76,012.97  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 517 James St., Turtle Creek, PA 15145. Deed Book Volume 16534, Page 312. Block and Lot Number 0455-H-00039-0000-00.

### West Deer

**41. William Nickholds, Ronald Nickholds and Kenneth Nickholds, Deceased as Known Heirs of Alfred A. Nickholds, Deceased and Jeremy Nickholds and Kara Nickholds, as Known Heirs of Kenneth Nickholds, Deceased and All Unknown Heirs of Alfred A. Nickholds, Deceased and Mary Margaret Nickholds, Deceased**  
GD-23-009460—\$34,014.34  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon vacant land being known as Clendenning Road,

Gibsonia, PA 15044. Deed Book 3055, Page 365. Block and Lot Number 1833-L-126.

### West Homestead

**101. FFI Group LLC**  
GD-23-012418—\$6,859.37  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story frame house known as 473 New 8th Avenue, Homestead, PA 15120. Deed Book Volume 13341, Page 317. Block & Lot No. 90-H-230.

**103. George Afanasieff, with Notice to Heirs and Assigns & Rose M. Afanasieff, with Notice to Heirs and Assigns**  
GD-23-012293—\$2,655.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story frame house known as 225 West 10th Avenue, Homestead, PA 15120. Deed Book Volume 3409, Page 48. Block & Lot No. 131-A-34.

### West Mifflin

**53. Harry Digby and Donald Fisher**  
GD-21-004386—\$5,546.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story commercial garage being known as 800 Thompson Run Road, West Mifflin, PA 15122. Deed Book Volume 6673, Page 492. Block & Lot No. 242-A-30.

**67. Casey Eiler**  
GD-24-000070—\$133,820.32  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known as 4820 Briery Drive E., West Mifflin, PA 15122. DBV 18169, PG. 226, Block & Lot No. 184-D-61.

**97. Stephen Fait, in His Capacity as Heir of John L. Fait a/k/a John L. Fait, Sr.; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under John L. Fait a/k/a John L. Fait, Sr.**  
MG-23-000199—\$50,870.54  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4308 Outlook Drive, West Mifflin, PA 15122. Deed Book Volume 13206, Page 220. Block and Lot 0238-L-00053-0000-00.

### West View

**75. Kevin M. Beyerl and Jennifer J. Beyerl**  
MG-23-000357—\$77,932.41  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 228 Ridgewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12691, Page 496. Block and Lot 0280-G-00020-0000-00.

### White Oak

**40. Danielle M. Small**  
MG-23-000506—\$49,455.92  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1103 California Avenue, McKeesport, Pennsylvania 15131 a/k/a 1103 California Avenue, White Oak, Pennsylvania 15131. Deed Book Volume 16984, Page 269. Block and Lot Number 0460-R-00096-0000-00.

**102. Jeffrey B. Spitz**  
GD-23-012289—\$7,508.32  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Parcel #1: Having erected thereon a one story masonry frame house being known as 3203 Muse Lane, McKeesport, PA 15131. Deed Book Volume 7871, Page 152. Block & Lot 648-M-328.

Parcel #2: Being thereon vacant residential land known as Muse Lane, McKeesport, PA 15131. Deed Book Volume 9151, Page 529. Block & Lot 648-M-323.

### Wilkins

**8. Amber L. Chernick and Daniel W. Lekovitch**  
MG-22-000657—\$56,783.44  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 429 Elwood Drive, Pittsburgh, PA 15235. Deed Book 16375, Page 594. Block and Lot Number 541-E-4.

### Wilksburg

**23. Mandi Al Khalidi**  
GD-22-009677—\$21,032.21  
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 2071 Boggs Ave., Pittsburgh, PA 15221. Deed Book 13240, Page 67. Block and Lot Number 297-F-74.

**59. Calvin L. Snead**  
GD-23-005676—\$14,839.97  
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 1332 Wood St., Pittsburgh, PA 15221. Deed Book 19200, Page 479. Block and Lot Number 175-H-300.

**62. Pinky Inc., LLC**  
GD-22-010701—\$32,709.59  
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 1856 Montier Street, Pittsburgh, PA 15221. Deed Book 18180, Page 291. Block and Lot Number 232-H-273.

**78. Desiree Simmons**  
MG-23-000002—\$64,386.38  
Patrick J. Wesner, Esq.  
856-810-5815

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

Wilkinsburg: Having currently erected thereon a single family dwelling being known as 2232 Chalfant Street, Pittsburgh, PA 15221. Deed Book 12082, Page 410, Block and Lot 0297-B-00155-0000-00.

#### 80. Carol McCown

GD-22-003619—\$31,388.11  
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 1448 Franklin Ave., Pittsburgh, PA 15221. Deed Book 17392, Page 575. Block and Lot Number 233-H-24.

#### Pittsburgh—2nd Ward

#### 99. Eric Harris

MG-23-001080—\$490,500.87  
Christine L. Graham, Esq.  
McCabe, Weisberg & Conway, LLC  
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Pittsburgh: Having erected thereon a condominium unit being known and numbered as 350 Oliver Avenue, Unit 905, Pittsburgh, Pennsylvania 15222. Deed Book Volume 18948, Page 259. Block and Lot Number 0002-A-00127-0905-00.

#### Pittsburgh—9th Ward

#### 77. David T. Jockel

MG-23-000794—\$29,037.95  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 214 Taylor St., Pittsburgh, PA 15224. Deed Book Volume 12640, Page 374. Block and Lot 0049-S-00232-0000-00.

#### 84. The Unknown Heirs, Executors and/or Administrators of the Estate of Mary Louise Parra, Thomas R. Lesko and Trisanne Lesko n/k/a Trisanne Lesko Nahas

MG-23-000721—\$15,053.37  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 9th Ward: Having erected thereon a dwelling known as 4213 Bessemer Street, Pittsburgh, PA 15201. DBV 8712, PG. 102, Block & Lot No. 49-F-352.

#### Pittsburgh—12th Ward

#### 33. Barbara L. Caldwell a/k/a Barbara L. Aboagye a/k/a Barbara Aboagye

GD-23-007649—\$31,533.69  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1712 Laporte Street, Pittsburgh, PA 15206. Deed Book 12115, Page 532. Block and Lot Number 173-C-234.

#### Pittsburgh—16th Ward

#### 37. Kathleen L. Jones a/k/a Kathleen L. Abell

MG-23-000015—\$84,220.33  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2636 Cobden St., Pittsburgh, PA 15203. Deed Book Volume 11219, Page 620. Block and Lot 0013-H-00086-0000-00.

#### Pittsburgh—20th Ward

#### 22. Marcus T. Blackwell

MG-23-001150—\$35,561.13  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1100 Crucible Street, Pittsburgh, Pennsylvania 15220. Deed Book Volume 15471, Page 199. Instrument 2013-36330, Block and Lot Number 20-P-174.

#### Pittsburgh—26th Ward

#### 16. David I. Schuilenburg

MG-23-000264—\$64,388.58  
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 3614 Colby Street, Pittsburgh, PA 15214-2110. Document Number 2010-21328, Deed Book Volume 14346, Page 482. Block and Lot Number 0116-G-00258-0000-00.

#### 35. Alan L. Mitchell as Executor of the Estate of Nina I. Mayfield, Deceased

MG-23-001057—\$95,340.12  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4503 Cerise Street, Pittsburgh, PA 15214. Deed Book 13616, Page 533. Block and Lot Number 163-F-212.

#### Pittsburgh—28th Ward

#### 64. Karen Ann Robbins a/k/a Karen A. Ellison

MG-23-000863—\$72,128.73  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 308 Stratmore Street, Pittsburgh, PA 15205. Deed Book Volume 11882, Page 277. Block and Lot Number 40-G-92.

#### Pittsburgh—29th Ward

#### 74. John McGrath, in His Capacity as Heir of Ruth E. McGrath; Donald McGrath, in

His Capacity as Heir of Ruth E. McGrath; Craig McGrath, in His Capacity as Heir of Kathleen McGrath, Deceased Heir of Ruth E. McGrath; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ruth E. McGrath

MG-22-000556—\$90,035.46  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2723 Steiner Street, Pittsburgh, PA 15227. Deed Book Volume 12711, Page 576. Block and Lot 0094-F-00350-0000-00.

#### 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](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff  
Apr 11, 2024

Apr 12, 19, 26, 2024

**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:

Dale, Robert N., deceased, of Niceville, FL. No. 2344 of 2024. Gary N. Dale, Extr., 2425 Roberts Drive, Niceville, FL 32578 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-00767w Apr 19, 26; May 3, 2024

Halich, Gladys H. a/k/a Gladys Halich, deceased, of Glenshaw, PA. No. 02365 of 2024. Tracey L. Cekada, Extr., 629 Kuhns Lane, Natrona Heights, PA 15065 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-01404 Apr 19, 26; May 3, 2024

Knuefener, Jr., John W., deceased, of Crescent Township, PA. No. 2566 of 2024. Kevin Church, Admr., 10 Willow Road, Saint Clairsville, OH 43950 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-00766w Apr 19, 26; May 3, 2024

Lachut, James Joseph, deceased, of Pittsburgh, PA. No. 2054 of 2024. James M. Lachut, Extr., 4939 Leona Drive, Pittsburgh, PA 15227 or to Jessica Quinn-Horgan, Esq., 1910 Cochran Road, Suite 460, Pittsburgh, PA 15220.

24-00764w Apr 19, 26; May 3, 2024

Marasco, Donna Ann, deceased, of McKeesport, PA. No. 02313 of 2024. Ryan L. Dansak, Admr. and Atty., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

24-01402 Apr 19, 26; May 3, 2024

Melaney, Nancy Decker, deceased, of Churchill, PA. No. 06725 of 2019. John Melaney, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

24-01401 Apr 19, 26; May 3, 2024

Mueck, Norma J., deceased, of Pittsburgh, PA. No. 02432 of 2024. Ronald A. Siebert, Admr. c.t.a., 308 Timberlake Drive, Venetia, PA 15367 or to James P. Liekar, Esq., Liekar & Liekar Attys. at Law, 38 West Pike St., Canonsburg, PA 15317.

24-01400 Apr 19, 26; May 3, 2024

Simon, Frances Madeline a/k/a Frances M. Simon, deceased, of Pittsburgh, PA. No. 07488 of 2023. James E. Simon, Co-Extr. and Judah D. Simon, Co-Extr., 235 Anthon Drive, Pittsburgh, PA 15235 or to Ronald S. Jones, Esq., Jones Law Group, 309 Smithfield Street, 6th Floor, Pittsburgh, PA 15222.

24-01403 Apr 19, 26; May 3, 2024

Stone, Carl W., deceased, of Pittsburgh, PA. No. 02528 of 2024. Jamie L. Hall, Extr., 618 Osage Road, Pittsburgh, PA 15243 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

24-00761w Apr 19, 26; May 3, 2024

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Walker, Rita H., deceased, of Pittsburgh, PA. No. 01948 of 2024. Dean T. Walker, Extr., 7578 Wilson Drive, Fairview, PA 16415 or to S. Craig Shamburg, Esq., MacDonald Illig Attorneys, 100 State Street, Suite 700, Erie, PA 16507.

24-00765w Apr 19, 26; May 3, 2024

Buzzelli, Samuel P., deceased, of Pittsburgh, PA. No. 01950 of 2024. Lisa DeJesus, Extr., c/o Justin D. Okun, Esq., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.

24-01332 Apr 12, 19, 26, 2024

Conrad, Allen, deceased, of Elkins, PA. No. 01856 of 2024. Justin D. Okun, Admr. and Atty., Farrell Weaver & Okun, 100 Ross Street, Suite 1, Pittsburgh, PA 15219.

24-01333 Apr 12, 19, 26, 2024

Cooper, Amy E. a/k/a Amy Cooper, deceased, of Mt. Lebanon Township, PA. No. 02235 of 2024. Brian W. Joseph, Admr., 6507 Shorewood Drive, Arlington, TX 76016 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-01334 Apr 12, 19, 26, 2024

Fontana, Anna, deceased, of Pittsburgh, PA. No. 02242 of 2024. Michael A. Laporte, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

24-00725w Apr 12, 19, 26, 2024

Gaffield, Derrick Richard, deceased, of Penn Hills, PA. No. 02230 of 2024. Alex Gaffield, Admr., 7225 Shannon Road, Verona, PA 15147 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

24-01326 Apr 12, 19, 26, 2024

Hartman, Nancy W. a/k/a Nancy Hartman a/k/a Nancy Jean Hartman, deceased, of McCandless Township, PA. No. 01691 of 2024. Susan H. Hvizdalek, Extr., 10482 Olde Villa Drive, Gibsonia, PA 15044 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

24-01338 Apr 12, 19, 26, 2024

Jaconetta, Mary K., deceased, of Pittsburgh, PA. No. 00456 of 2024. James R. Jaco, Extr., 80 Hodgson Avenue, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

24-01331 Apr 12, 19, 26, 2024

Johnson, Linda Lou a/k/a Linda Johnson a/k/a Linda L. Johnson, deceased, of Pittsburgh, PA. No. 01675 of 2024. Brooke B. McMorrow, Admr. and Atty., McMorrow Law LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

24-01328 Apr 12, 19, 26, 2024

Klemash, Bruce Allen, deceased, of South Fayette Township, PA. No. 02032 of 2024. Paul Louis Klemash, Admr., 41 Ridgewood Drive, McDonald, PA 15057 or to Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

24-01327 Apr 12, 19, 26, 2024

Pultz, Daniel M. a/k/a Daniel Murphy Pultz, deceased, of Pittsburgh, PA. No. 00160 of 2024. Holly W. Pultz, Extr., 918 Beech Ave., Pittsburgh, PA 15233 or to Samuel F. Zets, Esq., One Oxford Centre, 301 Grant St., Ste. 830, Pittsburgh, PA 15219.

24-01337 Apr 12, 19, 26, 2024

Smutny, Beverly Joan a/k/a Beverly J. Smutny, deceased, of Pittsburgh, PA. No. 02189 of 2024. Marcia L. Schweitzer, Extr., 5575 Beverly Court, Bethel Park, PA 15102.

24-01336 Apr 12, 19, 26, 2024

Anthony, Charlene, deceased, of Pittsburgh, PA. No. 01244 of 2024. Brian Anthony, Admr., 2119 Harbor Street, Pittsburgh, PA 15212 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freepoint Rd., Natrona Heights, PA 15065.

24-01266 Apr 5, 12, 19, 2024

Bailey, Marlene G., deceased, of Pittsburgh, PA. No. 01912 of 2024. Robert J. Bailey, Extr., 2904 Knowlton Avenue, Pittsburgh, PA 15226 or to James E. Deasy, Esq., 4911 Oakridge Drive, Pittsburgh, PA 15227.

24-01269 Apr 5, 12, 19, 2024

Furst, Vincenza, deceased, of McCandless, PA. No. 0211 of 2024. Carl Yamamoto-Furst, Extr., 8 Mountain Trail, Croton On Hudson, NY 10520 or to James M. Herb, Esq., 464 Perry Hwy., Pittsburgh, PA 15229.

24-01265 Apr 5, 12, 19, 2024

Kuznar, Eugene, deceased, of Turtle Creek, PA. No. 01400 of 2024. Barry Worthington, Extr., 10 Lilly Lane, Manor, PA 15665 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

24-01263 Apr 5, 12, 19, 2024

Lasko, Lawrence Hooder a/k/a Randy H. Lasko, deceased, of McCandless, PA. No. 01730 of 2024. David L. Harnish, Extr. and Atty., D. L. Harnish & Associates, LLC, Brooktree Office Park, 7500 Brooktree Road, Suite 118, Wexford, PA 15090.

24-01270 Apr 5, 12, 19, 2024

Nemeth, Rosemary a/k/a Rosemary Pugliese Nemeth, deceased, of Oakdale, PA. No. 07920 of 2021. Kelly Dawn Hunsberger, Extr., 217 Winslow Drive, Oakdale, PA 15071 or to Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Road, Canonsburg, PA 15317.

24-01262 Apr 5, 12, 19, 2024

Poslusny, Stephen M. a/k/a Stephen Michael Poslusny, deceased, of Glenshaw, PA. No. 2038 of 2024. Karen A. Goliat, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00687w Apr 5, 12, 19, 2024

Ratajack, Mary J., deceased, of Collier Township, PA. No. 02166 of 2024. Cindy Oskamp, Extr., 161 Firenze Drive, Oakdale, PA 15071 or to Wayne M. Chiurazzi, Esq., The Chiurazzi Law Group, 101 Smithfield Street, Pittsburgh, PA 15222.

24-00684w Apr 5, 12, 19, 2024

Scureman, Marion Fry a/k/a Marion F. Scureman, deceased, of Bridgeville, PA. No. 01851 of 2024. John Michael Scureman, Extr., 422 Independence Way, Canonsburg, PA 15317 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-01268 Apr 5, 12, 19, 2024

Stanton, L. Ernestine a/k/a Ernestine Stanton a/k/a L.E. Stanton a/k/a Lorraine Ernestine Stanton, deceased, of Monroeville, PA. No. 02071 of 2024. Jennifer L. Stanton, Extr., Knox Law Firm, 120 West 10th Street, Erie, PA 16501 or to Edward C. Spontak, Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.

24-00685w Apr 5, 12, 19, 2024

Tabor, Jennifer C., deceased, of Bethel Park, PA. No. 01855 of 2024. Michael Allen, Extr., 5495 Library Road, Unit 9, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-01267 Apr 5, 12, 19, 2024

Thompson, Anne E. a/k/a Anne Thompson, deceased, of North Versailles Borough, PA. No. 01396 of 2024. Stephen E. Thompson, Extr., 1047 Redoak Drive, Harrison City, PA 15636 or to L. Christian DeDiana, Esq., 533 Rugh St., Ste. 3, Greensburg, PA 15601.

24-01264 Apr 5, 12, 19, 2024

Weber, Leo G., deceased, of Pittsburgh, PA. No. 01889 of 2024. Darlene Interthal, Extr., 599 Friday Road, Pittsburgh, PA 15209 or to Jeffrey D. Ries, Esq., 381 Daily Drive, Irwin, PA 15642.

24-00686w Apr 5, 12, 19, 2024

### 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 Health Hope & Humans Inc.

24-00760w Apr 19, 2024

### 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 ARMDC-Bedford Dwellings Phase IIA, Inc.

24-01397 Apr 19, 2024

### 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 ARMDC-Bedford Dwellings Phase IIB, Inc.

24-01398 Apr 19, 2024

### Certificate of Organization Limited Liability Company

Bruce E. Dice, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on the 1st day of April, 2024, for the purposes of organizing a limited liability company which has been organized under the provisions of the Pennsylvania Limited Liability Law in Title 1, effective January 1, 2017. The name of the limited liability company is GC Medical LLC, 604 Braeburn Way, Canonsburg, PA 15317.

24-01399 Apr 19, 2024

### Fictitious Name Registration

Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044. Notice is hereby given pursuant to the provisions of Act 295 of December 16, 1982, that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on March 20, 2024, for the conduct of a business in Butler County, Pennsylvania, under the assumed or

fictitious name, style, or designation of Crafting Jeannie, with its principal place of business at 131 Windermere Dr., Valencia, PA 16059. The name and address of all persons owning or interested in said business are: Regina Irwin, 131 Windermere Dr., Valencia, PA 16059.

24-01405 Apr 19, 2024

### Notice

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

In Re: Richard Bujak. Docket CS-23-000040. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Richard Bujak, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 12 Lawrence Street, Pittsburgh, PA 15209; Lot and Block No. 118-L-232.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

24-01396 Apr 19, 2024

### Trustee Notice of Administration

James M. Duffy, Esquire, Attorney for Trustee, Myers Duffy Dansak & Clegg, LLC, (724) 864-9800.

Notice is hereby given of the Administration of the Richard L. Graham and Charlotte B. Graham Trust dated September 20, 2009. Richard L. Graham and Charlotte B. Graham, Grantors of the Trust, late of White Oak Borough, Allegheny County, Pennsylvania died on January 2, 2008 (RLG) and March 1, 2024 (CBG). The Trustee of said Trust is Charles E. Graham. All persons indebted to this Trust are required to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Charles E. Graham  
324 Beckman Drive  
McKeesport, PA 15132  
24-01406 Apr 19, 26; May 3, 2024

### Notice

Notice is Hereby Given that the East Allegheny School District has filed a Petition in the Court of Common Pleas of Allegheny County, Pennsylvania at Docket No. GD-24-004144, wherein the East Allegheny School District seeks Court approval for a private sale of a parcel of land in the municipality of North Versailles, Allegheny County, Pennsylvania, and more particularly known as Demmler Street and being designated as block and lot 460-D-200. The School District seeks approval to sell the Property to Edward Dandar for the sum of \$5,500.00.

The Court of Common Pleas of Allegheny County has set a hearing for May 17, 2024 at 9:45 a.m. Courtroom 703, Allegheny County Courthouse, 703 City-County Building, 414

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Grant Street Pittsburgh, PA 15219, before the Motions Judge (or such other Judge and courtroom as the Court may assign), which hearing shall be open to the public. Andrews & Price, LLC, Solicitors, 1500 Ardmore Boulevard, Suite 506, Pittsburgh, PA 15221.

24-01470 Apr 19, 26; May 3, 2024

#### Revocable Trust Notice

The Trustee named below gives notice of the death of Robert Lee Skaggs a/k/a Robert L. Skaggs on December 13, 2023, of Allegheny County, PA. The Robert L. Skaggs Revocable Living Trust was established on August 16, 2021. The Trustee requests all persons having claims against the decedent to make the same known in writing to him or his attorney and all persons indebted to the decedents to make payment without delay: Christine A. Phillips, Trustee, c/o Jennifer Rose, CELA and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-01335 Apr 12, 19, 26, 2024

## FAMILY DIVISION

(Continued from Page 1, Column 3)

**Comforti Emily Reese** vs Griffiths Tyler Joseph; FD-24-000655; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Maimone Jeanne** vs Beyer Jeffrey; FD-24-000656; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Sherrod James** vs Coats Angel; FD-24-000657; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Williams Victoria Faith** vs Barnette Trayton Vincent; FD-24-000659; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Smith Crystal** vs Smith George; FD-24-000660; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Kulczynski Eric** vs Diano Jennifer; FD-24-000662; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Johnson Marjorie D.** vs Thomas Michael; FD-24-000667; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Lumsden Marika** vs Tucker Kenneth; FD-24-000669; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Glover Nickisha** vs Wolfe Phillip; FD-24-000670; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Wiley Jimikia** vs Wright Tyler T.; FD-24-002702; Support; Complaint in Support; Atty(s): Self-Represented

**Nyabenda Clementine** vs Alex Bizimana; FD-24-002850; Support; Complaint in Support; Atty(s): Self-Represented

**Evans Robin M.** vs Cook Jason Charles; FD-24-002869; Support; Complaint in Support; Atty(s): Self-Represented

**Ramos Jasmine Ruth** vs Thoma James Wakim; FD-24-002871; Support; Complaint in Support; Atty(s): Self-Represented

**Bentley Tia T** vs Parmis Dameer Laquan; FD-24-002884; Support; Complaint in Support; Atty(s): Self-Represented

**Gillot Angela** vs Gillot Jr. Dominic J.; FD-24-007754; Divorce; Complaint in Divorce (2 count); Atty(s): Flinchum James

**Page Carlos Bernard** vs Page Marijikia Angel; FD-24-007755; Divorce; Praecepte for Appearance; Atty(s): Self-Represented

**Seybert Michael John** vs Seybert Tanya Dionne; FD-24-007756; Divorce; Withdrawal/Entry of Appearance; Atty(s): Self-Represented

**Dowling Craig** vs Brant Ashley; FD-24-007757; Establish Paternity; Order of Court-IFP Granted; Atty(s): Self-Represented

**Eckley Erin** vs Eckley Mark; FD-24-007758; Divorce; Praecepte for Appearance; P-atty: Alexander Effie G

**Lioi Deirdre Rose** vs Lioi Christopher Thomas; FD-24-007759; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**McElwaine Thomas J.** vs Espinosa Arevalo Bella Lizeth; FD-24-007760; Divorce; Complaint in Divorce (1 count); P-atty: Senich Jr. John Paul

**Watkins Casey E.** vs Watkins Micah A.; FD-24-007761; Divorce; Complaint in Divorce (1 count); Atty(s): Notaro Bethany L

**Case Cynthia** vs Case Matthew; FD-24-007762; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Joseph James** vs Miceli Elizabeth; FD-24-007763; Divorce; Complaint in Divorce (2 count); P-atty: Jablon Stephanie L.

**Goodman Eve** vs Ketchum Louise; FD-24-007764; Divorce; Complaint in Divorce (2 count); Atty(s): Gale Christine

**Lein Giovanna G** vs Lein Steven D; FD-24-007765; Divorce; Praecepte for Appearance; Atty(s): Susa Maegan Susa

**White Justus K** vs Camp Saluda K.; FD-24-007766; Divorce; Complaint in Divorce (1 count); P-atty: Vollen Katherine Leech

**King Samuel** vs King Barbara; FD-81-013774; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Lawlor George M** vs Lawlor Maria R; FD-81-015710; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Shapiro Larry** vs McKeivitt Kathleen; FD-86-000637; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

**Novicki Sabrina J.** vs Novicki Malik; FD-24-000664; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Boyd Gabrielle** vs Crews Dewayne; FD-24-000665; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Comstock Nicole Anna** vs Serwatka Kyle Jeffrey; FD-24-002886; Support; Complaint in Support; Atty(s): Self-Represented

**Paluda Pamela J.** vs Paluda Brian S.; FD-24-002887; Support; Complaint in Support; Atty(s): Self-Represented

**Shetter Jennifer R** vs Thornton Michael; FD-24-002891; Support; Complaint in Support; Atty(s): Self-Represented

**Albert Aaron** vs Albert Danielle; FD-24-007767; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Harris Marieekah** vs Fintakpa Bogma; FD-24-007768; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Barker Derek M.** vs Barker Courtney L.; FD-24-007769; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Sable Douglas A.** vs Sable Shanda K.; FD-24-007770; Divorce; Affidavit under 3301-D; P-atty: Chontos Jennifer R.

**Albenze Michael** vs Madrid Christina; FD-24-007771; Custody; Transfer to Allegheny County; Atty(s): Self-Represented

**Heshler Brian** vs Heshler Eve; FD-24-007772; Divorce; Complaint in Divorce (2 count); Atty(s): Rosinski Kathryn

**Eckley Erin Lynn** vs Eckley Mark Simon; FD-24-000663; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Tamborino Victoria Marie** vs Washburn Brandon Lee; FD-24-000666; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Dukes Timothy J.** vs Jones Carolann; FD-24-000671; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Knotts Lawrence** vs Mickel Douglas; FD-24-000672; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Woodruff Sarah Lynnze** vs Perry Noah M.; FD-24-000673; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Heinz Samuel** vs Hosak Tanya; FD-24-000674; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Hosak Tanya** vs Heinz Samuel; FD-24-000675; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Rivera Elizabeth** vs Smith Leonard; FD-24-000676; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Double Ricki L.** vs Wadsworth Travis A.; FD-24-002868; Support; Complaint in Support; Atty(s): Self-Represented

**Gurung Ishka** vs Tamang Dawa; FD-24-002872; Support; Complaint in Support; Atty(s): Self-Represented

**Gonzales Sydney A.** vs Gordon Darnell; FD-24-002875; Support; Complaint in Support; Atty(s): Self-Represented

**White Jace L.** vs Washington Brandon; FD-24-002880; Support; Complaint in Support; Atty(s): Self-Represented

**Byrd Marquita** vs Whaley Spencer; FD-24-002881; Support; Complaint in Support; Atty(s): Self-Represented

**Carnes Katie** vs Foley Chance D.; FD-24-002898; Support; Complaint in Support; Atty(s): Self-Represented

**Williams Amber** vs Williams Anthony; FD-24-007774; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Serafini Gregory A.** vs Serafini Erika T., Pertinaci John; FD-24-007775; Custody; Complaint in Custody (Initial); Atty(s): Boyer Cathy S

**Russey David F.** vs Ferrilli Elizabeth Lewis; FD-24-007776; Divorce; Acceptance of Service; P-atty: Bennington Elisabeth; Atty(s): McCracken Amanda J

**Marks Gary A.** vs Marks Maria C.; FD-24-007777; Divorce; Complaint in Divorce (2 count); P-atty: Snyder Devin Hallett

**Washington Simone Fay** vs Rimsek Ryan Heath; FD-24-007778; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Ryan Jr. Thomas** vs Dewalt Catherine A.; FD-24-007779; Custody; Criminal Record/Abuse History Verification; P-atty: Conlin Marissa R

**Helgert Tracy** vs Grill Jeffrey; FD-24-000636; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Lea Sarah A.** vs Reed Marcus S; FD-24-000677; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Fuller Justina** vs Shash Christopher; FD-24-000678; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Hollinger Sr. DeShawn Jamal** vs Carr Kia Tracey; FD-24-000679; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Brown Matthew Peter** vs Hafner Tiffany; FD-24-000680; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Chapple Erika** vs Chapple Aaron Michael; FD-24-000682; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

**Knuth Karen Ann** vs Knuth William Dietrich; FD-24-000683; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Solomon Thomas** vs Burrell Sr. Gershone M.; FD-24-000684; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Cooper Champagne R.** vs McNatt Tavorres C.; FD-24-002901; Support; Complaint in Support; Atty(s): Self-Represented

**Richardson Jessica** vs Richardson William; FD-24-007780; Divorce; Criminal Record/Abuse History Verification; P-atty: Eberle Brandon M.

**Kelly Tesha** vs Curry Aray'A; FD-24-007781; Custody; Permanent Legal Custodianship; Atty(s): Self-Represented

**Johnson Robert D.** vs Favorite Jessica C.; FD-24-007782; Divorce; Acceptance of Service; Atty(s): Self-Represented

**Stead Alesia M.** vs Stead Steven Thomas; FD-24-007783; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

**Aune Mark** vs Peterson Debra K.; FD-24-007784; Divorce; Complaint in Divorce (2 count); P-atty: Rogers Matthew R.

**Wilkerson Deborah** vs Wilkerson Donna; FD-24-000688; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Brown Samuel H.** vs McKay Liam L.; FD-24-000689; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Trent Tamica D** vs Macburney Shane A.; FD-24-000694; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Demus Tiffany** vs Van Holt Jr. Richard; FD-24-000696; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Boring Sheila** vs Schmader Bradford; FD-24-000697; Protection from Abuse; Order of Court; Atty(s): Self-Represented

**Bailey Arlaina J** vs Cook Enrico A; FD-24-000698; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Hoffman Alexis Leigh** vs Revers James; FD-24-000700; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

**Bentley-King Aniyia** vs Thomas Jaquae; FD-24-000701; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented