

# Arbitration Trial List

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

**Wednesday  
October 18, 2023**

**GD-19-012430;** Bazala vs Gajan; P-atty: **John Linkosky;** D-atty: **Amanda C. Steffy**

**AR-23-002596;** Portfolio Recovery Associates LLC vs Obyron; P-atty: **Robert N. Polas Jr.**

**AR-23-002592;** U.S. Asset Management Inc. vs Smith; P-atty: **Matthew Weston Pomy**

**AR-23-002591;** PNC Bank National Association vs Amedure; P-atty: **Matthew Weston Pomy**

**AR-23-002589;** Portfolio Recovery Associates LLC vs Ward; P-atty: **Robert N. Polas Jr.**

**AR-23-002579;** Duquesne Light Company vs Gent, et al; P-atty: **Lauren N. Rulli**

**AR-23-002578;** 84 Lumber Company L.P. vs Babbs, et al; P-atty: **William E. Blick;** D-atty: **Pro Se**

**AR-23-002575;** American Express National Bank vs Green; P-atty: **Jordan W. Felzer**

**AR-23-002567;** Citibank N.A. vs Watson; P-atty: **Robert Kline**

**AR-23-002556;** Sharek, et al vs General Motors LLC; P-atty: **Michael Power;** D-atty: **Alexander M. Shaen**

**AR-23-002551;** Frisina Jr. vs American Honda Motor Co. Inc.; P-atty: **Chad Peter Doman;** D-atty: **James F. Marrion**

**AR-23-002550;** Duquesne Light Company vs Pittsburgh Regional Transit; P-atty: **Lauren N. Rulli;** D-atty: **Michael E. Kennedy**

**AR-23-002546;** American Express National Bank vs Deering; P-atty: **Andrew Loewy**

**AR-23-002545;** American Express National Bank vs Degelman; P-atty: **Andrew Loewy**

**AR-23-002543;** American Express National Bank vs Lisak; P-atty: **Andrew Loewy**

**AR-23-002542;** American Express National Bank vs Salsman; P-atty: **Andrew Loewy**

**AR-23-002538;** American Express National Bank vs McPherson; P-atty: **Andrew Loewy;** D-atty: **Michael J. Larkin**

**AR-23-002256;** Coraopolis Collision & Repair Service LLC vs Dailey; P-atty: **Daniel L. Sautel;** D-atty: **Pro Se**

**AR-23-001694;** Burrell vs Beckwith; P-atty: **Pro Se**

**AR-23-001295;** Branstetter, et al vs Kia America Inc., et al; P-atty: **Pro Se;** D-atty: **Nicholas F. Borsuk-Woodman, Barbara A. Darkes, Francesca Iovino**

**AR-23-000499;** State Farm Mutual Auto Ins. Co. vs Fulford, et al; P-atty: **Travis L. McElhaney;** D-atty: **Stephen J. Magley**

**AR-22-003542;** State Farm Mutual Automobile Insurance Company vs Truman; P-atty: **Robert W. Allen;** D-atty: **R. Hagen Starz**

## 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 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, 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, e.g. 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 MONDAY, 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, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must Record their own Deeds and pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in 53 P.S. §7279 and no other bids will be accepted.

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

**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 Pennsylvania, 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  
215-855-9521

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-S-230.

### 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.



**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. Oneuffer, 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 Charles 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 as 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 Fayette****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 Bairdroad 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 Research 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; 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 Komunysky**

MG-23-000501—\$224,870.89  
Kristine M. Anthon, 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—11th Ward**

**6. Charles P. McKinney, Jr., Patrick C. McGinnis and Shirley Simmons-McKinney**

MG-22-000216—\$41,087.34  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5474 Broad Street, Pittsburgh, PA 15206. Deed Book Volume 10463, Page 578. Block and Lot Number 50-M-301.

**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-23-000271—\$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](http://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:

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, Admr., 2505 Orlando Place, Pittsburgh, PA 15235 or to 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, Extr., 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, Admr., 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, Admr., 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, Extr., 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., Wymlsey Snyder LLP, 2755 Century Blvd., Womissing, PA 19610.  
23-03994 Oct 13, 20, 27, 2023

Brubach, Barbara A. a/k/a Barbara A. Bell a/k/a Barbara A. Curry, deceased, of Pittsburgh, PA. No. 06026 of 2023. Christina L. Fabus, Admr., 2959 Espy Ave., Pittsburgh, PA 15216.  
23-03880 Oct 6, 13, 20, 2023

Crawford, Laura D. a/k/a Laura Davis Crawford, deceased, of Oakmont, PA. No. 6565 of 2023. Kenneth A. Crawford, Extr., 130 Venango Court, New Kensington, PA 15068 or to Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.  
23-03883 Oct 6, 13, 20, 2023

Kalla, Richard L., deceased, of Pittsburgh, PA. No. 05860 of 2023. David A. Kalla, Extr., 261 High St., Mystic, CT 06355 or to Michael E. Jehle, Esq., 411 Maple Lane, Sewickley, PA 15143.  
23-01862w Oct 6, 13, 20, 2023

Kasper, Margie K., deceased, of Bethel Park, PA. No. 06396 of 2023. Sharon K. Strohm, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.  
23-03885 Oct 6, 13, 20, 2023

Kulczynski, Richard J. a/k/a Richard Kulczynski a/k/a Richard Joseph Kulczynski, deceased, of Penn Hills, PA. No. 06652 of 2023. Evan Kulczynski, Extr., 1604 Harvest Hill Drive, Pittsburgh, PA 15239 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.  
23-03881 Oct 6, 13, 20, 2023

Moriarty, Richard W., deceased, of Pittsburgh, PA. No. 06489 of 2023. David O. Hairhoger, Jr., Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.  
23-03886 Oct 6, 13, 20, 2023

Mowry, Sr., Anthony J., deceased, of East Deer Township, PA. No. 06500 of 2023. Dawn Mowry, Admr., 21 Willow Woods Drive, Laplata, MD 20646 or to Sherie P. Cannin, Esq., Pribanic & Pribanic, 1735 Lincoln Way, White Oak, PA 15131.  
23-03887 Oct 6, 13, 20, 2023

Stevens, Margaret Ann a/k/a Margaret A. Stevens, deceased, of Pittsburgh, PA. No. 06097 of 2023. Catherine M. Moran, Extr., 1501 Oak Avenue Ext., Turtle Creek, PA 15145 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.  
23-03882 Oct 6, 13, 20, 2023

Young, Raymond F., deceased, of West Mifflin, PA. No. 6645 of 2023. Cathy J. Young, Admr. c.t.a., 3407 New England Road, West Mifflin, PA 15122 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
23-03884 Oct 6, 13, 20, 2023

Havrila, John P. a/k/a John Paul Havrila, deceased, of Pittsburgh, PA. No. 5096 of 2023. Kristine M. Phillips, Extr., 255 Castle Road, Pittsburgh, PA 15234 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
23-01821w Sep 29; Oct 6, 13, 2023

Hillenbrand, Marlene E., deceased, of Pittsburgh, PA. No. 6426 of 2023. Michael J. Hillenbrand, Extr., 1883 Concord Drive, Allison Park, PA 15101 or to Howard S. Auld,

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

Post your employment  
opportunity on  
[jobs.acba.org](http://jobs.acba.org).

Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonsia, PA 15044.  
23-03764 Sep 29; Oct 6, 13, 2023

Kann, Richard E., deceased, of Pittsburgh, PA. No. 03100 of 2023. Andrea K. Gassner, Co-Extr., Daniel E. Kann, Co-Extr. and PNC Bank, National Association, Co-Extr., c/o Cynthia Rarig, Vice President, 300 Fifth Avenue, Floor 31, Pittsburgh, PA 15222 or to Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
23-03761 Sep 29; Oct 6, 13, 2023

Minor, Christine Joanne Yopek a/k/a Christine Joann Yopek Minor, deceased, of Crafton, PA. No. 06289 of 2023. Patricia A. Yopek, Extr., c/o Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506.  
23-03763 Sep 29; Oct 6, 13, 2023

Pacienza, Joanne, deceased, of Monroeville, PA. No. 06585 of 2023. Dennis Cavrak, Admr., c/o Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.  
23-01824w Sep 29; Oct 6, 13, 2023

Pasteris, Joan M., deceased, of Upper St. Clair, PA. No. 05984 of 2023. Leslie A. Robinson, Extr., c/o Nicolas J. Sasso, Esq.,

Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
23-03765 Sep 29; Oct 6, 13, 2023

Persinger, Mary C., deceased, of Pittsburgh, PA. No. 06484 of 2023. Melissa Stoner, Extr., c/o Nicholas Longinotti, Esq., Sechler Law Firm, LLC, 20206 Route 19, Ste. 300, Cranberry Township, PA 16066.  
23-01826w Sep 29; Oct 6, 13, 2023

Roberts, K. Marlene, deceased, of Verona, PA. No. 06455 of 2023. Brian Roberts, Extr., 179 Oakbrook Circle, Pittsburgh, PA 15220 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.  
23-01820w Sep 29; Oct 6, 13, 2023

Smith, Bertha Mae, deceased, of Pittsburgh, PA. No. 6573 of 2023. Anthony Price, Extr., 9122 US Highway 2209 BS North, Randleman, NC 27317 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.  
23-01825w Sep 29; Oct 6, 13, 2023

Strom, William B., deceased, of South Fayette Township, PA. No. 06001 of 2023. Timothy M. McElhone, Extr., 1200 Village Drive, Apt. 2207, Pittsburgh, PA 15241 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.  
23-03762 Sep 29; Oct 6, 13, 2023

Truchok, Martin J., deceased, of Oakmont, PA. No. 00336 of 2022. Karen J. Truchok, Admr., 104 Deer Run Dr., Valencia, PA 16059 or to Elena M. Colianni, Esq., 501 10th Street, Oakmont, PA 15139.  
23-03766 Sep 29; Oct 6, 13, 2023

Wells, Glenn A., deceased, of Mt. Lebanon, PA. No. 06583 of 2023. Lynn W. Lewis, Extr., c/o Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.  
23-01822w Sep 29; Oct 6, 13, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-10237. In re: Petition of Rheanna Laird, for change of name to Rheanna Falcon. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 1, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Charles T. Clark, 210 Fifth Ave., Tarentum, PA 15084, Attorney for Petitioner.  
23-03960 Oct 13, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-10354. In re: Petition of Shreeyash Ravikant Tripathi, for change of name to Yash R. Tripathi. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 1, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Barbara J. Shah, Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102, Attorney for Petitioner.  
23-03961 Oct 13, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-8978. In re: Petition of Crystal L. Thurston, parent(s) and Legal guardian(s) of Caleb N. Conrad for change of name to Caleb N. Leskowiak. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 25, 2023, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Margo R. Epstein, Notaro Epstein Family Law Group, P.C., 310 Grant Street, Suite 1125, Pittsburgh, PA 15219, Ph: 412-281-1988, Attorney for Petitioner.  
23-04000 Oct 13, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-002879  
Allegheny County Central Tax Collection District, Plaintiff,  
vs.  
Nancy Turner, Defendant(s).  
Nancy Turner:  
You are hereby notified that on June 2, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-002879. Wherein Plaintiff

seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2019 and 2020 that were to be reported and paid.

**Notice To Defend**

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service**

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)  
23-03948 Oct 13, 2023

**Notice**

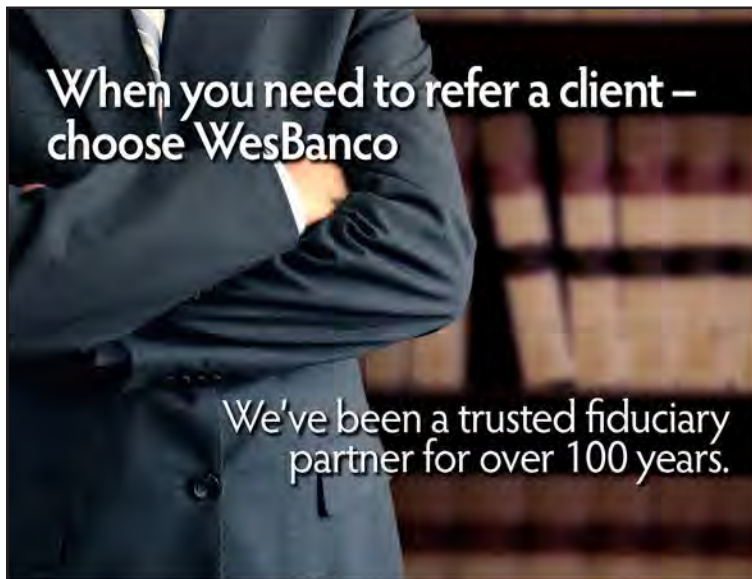
In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-003770  
Allegheny County Central Tax Collection District, Plaintiff,  
vs.  
Steven C. Jackson, Defendant(s).  
Steven C. Jackson:

You are hereby notified that on July 21, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-003770. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2012, 2013, 2014, 2015 and 2017 that were to be reported and paid.

**Notice To Defend**

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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



**When you need to refer a client – choose WesBanco**

**We've been a trusted fiduciary partner for over 100 years.**

We are fully prepared to meet the expectations of your clients and welcome the opportunity to discuss their investment needs and estate planning goals. Contact us today to learn more about our services and fiduciary capabilities.

- INVESTMENT MANAGEMENT
- IRAS & PENSION PLANS
- TRUSTS
- CHARITABLE TRUSTS
- GUARDIANSHIPS
- SPECIAL/SUPPLEMENTAL NEEDS TRUSTS
- ESTATE ADMINISTRATION
- ESCROW AGENT

**Harold Migias, JD**  
Senior Vice President  
O: (724) 909-7055  
M: (304) 312-4619

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



WesBanco Bank, Inc. is a Member FDIC. WesBanco Trust and Investment Services may invest in insured deposits or nondeposit investment products. Nondeposit investment products are not insured by the FDIC or any other government agency, are not deposits or other obligations of, or guaranteed by any bank, and are subject to investment risks, including the potential loss of principal. wesbanco.com

**Begin your day with us at**  
[pittsburghlegaljournal.org](http://pittsburghlegaljournal.org)

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  
The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)  
23-03949 Oct 13, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-23-003282

Allegheny County Central Tax Collection District, Plaintiff,  
vs.

Tracey L. Humphrey, Defendant(s).  
Tracey L. Humphrey:

You are hereby notified that on June 28, 2023 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. AR-23-003282. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2019 that was to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)  
23-03950 Oct 13, 2023

#### Notice

To Admiral Capital Management, a Civil Complaint has been filed against you by SPV AHF Portfolio-1, LLC in the Allegheny Court of Common Pleas under Case No. CS-23-000065. This is a formal notice pursuant to Pa.R.C.P.430(b)(1). Failure to defend these claims will result in judgment entered against you.

23-04002 Oct 13, 2023

#### Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Borough of North Braddock, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-23-011655

Herman Williams (236-D-103); Mary Bigley (236-D-108); Ian J. Pegues (236-D-111); Robert L. McFarland and Susan McFarland, Husband and Wife (236-D-110); James F. Shields and Samuel P. Shields (236-D-112); Robert F. Best (236-H-157); Sharan M. Weir (236-H-158); Harold L. Lee (236-H-165); Helping Hands Housing I LLC. (236-H-182) Eugene Holmes and Olive Ruth Holmes, Husband and Wife (236-H-186); Tony Knotts a/k/a Anthony Knotts and Dolly Knotts, Husband and Wife (301-J-247); Estate of Ruth B. Clifford a/k/a Ruth Clifford Young, Deceased (301-J-248) John Sawczyn and Julia Sawczyn (301-J-249); Sharlene Chesson (301-J-251); Paul Pepper (301-J-252); Investment Properties USA, LLC. (301-J-253); Estate of Rosanna Jenkins, Deceased (301-J-255); Danice E. Lewis (301-N-108); Hester Rice and Jack Rice, Deceased (301-N-112); Clifford L. Scott and Pauline E. Scott, Husband and Wife (301-J-250), their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at 206 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-103; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-108; 209 Hawkins Avenue, North Braddock, PA, Block and Lot: 236-D-111; 211 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-110; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-112; 327 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-157; 325 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-158; 311 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-165; 227 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-182; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-186; 561 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-247; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-248; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-249; 553 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-251; 551 Hawkins Avenue, North Braddock, PA, Block and Lot: 301-J-252; 549 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-253; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-255; 709 Middle Street, North Braddock, PA, Block and Lot No: 301-N-108; 715-717 Middle Street, North Braddock, PA, Block and Lot No: 301-N-112; Hawkins Avenue, North Avenue, PA, Block and Lot No: 301-J-250, in the Department of Real Estate of Allegheny County, Pennsylvania.

#### Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 6th day of October 2023, for Docket No. GD-23-011655, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on

26th day of January 2023, condemned the properties referred to above at GD-23-011655, in the Borough of North Braddock and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declaration of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Borough of North Braddock.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire  
Attorney for the Redevelopment Authority  
23-03993 Oct 13, 2023

## CLASSIFIED

### Employment

FEDERAL PUBLIC DEFENDER VACANCY—WESTERN DISTRICT OF PENNSYLVANIA. Refer to [www.ca3.uscourts.gov](http://www.ca3.uscourts.gov) for detailed announcement. Due date: Noon (EST), October 20, 2023.

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](http://ACBA.org/LivingWill).

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

the Plaintiffs. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40197A

**Bank of America N.A. vs Henriques;** AR-23-002367; P-atty: Frederic I. Weinberg; D-atty: Dennis J. Morello; Award for Defendant against Plaintiff. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

**JPMorgan Chase Bank N.A. vs McLaughlin;** AR-23-002370; P-atty: Robert M. Kline; D-atty: Michael J. Larkin; Award Ex Parte for Plaintiff and against the Defendant in the amount of \$11,618.03 plus any costs. Payments have been made in accordance with an agreement. Dated 10/11/23. Defendant failed to appear at 10:21 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

**JPMorgan Chase Bank N.A. vs Hurlburt;** AR-23-002371; P-atty: Robert M. Kline; D-atty: Pro Se; Award Ex Parte for Plaintiff and against the Defendant Hurlburt in the amount of \$18,583.23 plus costs and interest and fees, if applicable. Dated 10/11/23. Defendant failed to appear at 10:20 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

**Hulick vs City of Pittsburgh;** GD-16-016565; P-atty: Andrew D. Sysak; D-atty: John V. DeMarco; Award for Plaintiff in the amount of \$16,500.00. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40197

**Bryant, et al vs Erie Insurance Exchange;** GD-21-002624; P-atty: Steven C. Feinstein; D-atty: Jeffrey M. Childs; Award for Defendant against Plaintiffs. Dated 10/11/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

**Bank of America N.A. vs Osorio;** AR-19-002767; P-atty: Ashley Ann Palaia; D-atty: Clayton S. Morrow; Award Ex Parte in favor of Plaintiff and against the Defendant in the amount of \$3,802.49. Dated 10/11/23. Defendant not appearing at 10:23 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

**Barclays Bank Delaware vs Killer;** AR-19-005608; P-atty: Frederic I. Weinberg; D-atty: Mark G. Moynihan; Award Ex Parte for Plaintiff in the amount of \$2,602.15. Dated 10/11/23. Defendant failed to appear at 10:46 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40196

### New Arbitration Suits

**Citibank N.A. vs Khadka Pavi;** AR-23-004874; Contract - Credit Card; Defendant's Appeal of MDJ; Atty(s): Pro Se

**Jackson Leslie vs Kefalos & Assoc. R.E.;** AR-23-004884; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Wakefield Kathryn M

**Morgan Jacob J. vs Biagini Marc, Danko Tanya;** AR-23-004885; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 2225.00; Atty(s): Pro Se