

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Tuesday, January 3, 2023 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. The Allegheny County Sheriff's Office shall provide for up to twenty-five persons to participate in person with physical distancing in the Gold Room, 4th Floor, Allegheny County Courthouse. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on TUESDAY, JANUARY 3, 2023 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. WEDNESDAY, JANUARY 4, 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, JANUARY 9, 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."

Baldwin Borough

5. Stephanie Garrett and Todd M. Garrett

MG-22-000249—\$98,128.18

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 129 Eileen Drive, Pittsburgh, PA 15227. Deed Book 16375, Page 195. Block and Lot Number 136-H-130.

Ben Avon

22. William Arthur Clawson

GD-12-016740—\$3,224.99

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a two story frame house being known as 308 Spruce Run Road, Pittsburgh, PA 15202. Deed Book Volume 17391, Page 242, Block & Lot 214-K-50.

Bethel Park

13. Randell L. Rusch, Jr. a/k/a Randall L. Rusch, Jr., Leslie A. Rusch, and the United States of America

MG-22-000410—\$236,096.83

David W. Raphael, Esq.

412-465-9718

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 934 Delfield Drive, Bethel Park, PA 15102. Deed Dated November 10, 1998, Recorded on November 12, 1998 in Department of Real Estate of Allegheny County at Book Volume 10341, Page 299. Block 666-N, Lot 130.

23. James R. Gillece, Jr. and Maureen A. Gillece

GD-22-009556—\$2,224.16

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story commercial auto service building being known as 6060 Library Road, Bethel Park, PA 15102. Deed Book Volume 8153, Page 159. Block & Lot No. 772-J-115.

Braddock Hills

37. Keith R. Horner

MG-18-000624—\$108,563.05

Richard M. Squire & Associates, LLC

215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 407 Park Avenue, Pittsburgh, PA 15221, Deed Book Volume 12188, Page 45, Block and Lot Number 235-M-128.

Parcel 2: Being vacant land being known as Park Avenue, Pittsburgh, PA 15221, Deed Book Volume 12188, Page 45, Block and Lot Number 235-M-126.

Carnegie

27. Anthony D. Albro and Erika L. Albro f/k/a Erika L. Durkalski

MG-22-000467—\$68,029.73

Leon P. Haller, Esq.

Purcell, Krug and Haller

717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 518 Center Avenue, Carnegie, PA 15106. Deed Book Volume 17905, Page 312, Block and Lot Number 104-R-152.

50. Melissa S. Liskey and Sara J. Liskey-Morris, Known Heirs of Joan M. Liskey, Deceased

GD-22-007454—\$20,499.94

Leon P. Haller, Esq.

Purcell, Krug and Haller

717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 24 Bank Street Carnegie, PA 15106. Deed Book Volume 14510, Page 441. Block and Lot Number 102-A-221.

City of Clairton

29. Norma Hairston and Leah Clifford Ogletree

MG-22-000510—\$24,195.23

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 2nd Ward of the City of Clairton: Having erected thereon a dwelling

being known and numbered as 708 Henry Street, Clairton, PA 15025-1624. Deed Book Volume 13325, Page 515, Instrument #2007-24142. Block and Lot Number 878-P-26.

Crafton

4. Rosanne Dunlap a/k/a Rosanne M. Dunlap

MG-19-000739—\$105,288.14

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a dwelling being known and numbered as 10 N. Grandview Avenue, Pittsburgh, PA 15205. Deed Book 10679, Page 24. Block and Lot Number 69-R-301.

54. Eric J. Boyer and Melissa L. Boyer

MG-22-000027—\$191,987.09

Padgett Law Group

850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Crafton: Having erected thereon a two-story brick dwelling being known and numbered as 48 Creighton Avenue, Pittsburgh, PA 15205. Deed Book Volume 13249, Page 316. Block and Lot Number 0039-A-00243-0000-00.

Dormont

59. Edwards Realty & Associates LP

GD-21-014179—\$23,857.79

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a four family building being known and numbered as 1441 Dormont Ave., Pittsburgh, PA 15216. Deed Book 15244, Page 413. Block and Lot Number 98-C-325.

63. Edwards Realty & Associates LP

GD-21-014182—\$18,619.21

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a three family building being known and numbered as 2739 Miles Ave., Pittsburgh, PA 15216. Deed Book 14981, Page 134. Block and Lot Number 62-J-272.

64. Edwards Realty & Associates LP

GD-21-014180—\$19,088.27

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a four family building being known and numbered as 2838-2840 West Liberty Ave., Pittsburgh, PA 15216. Deed Book 14947, Page 54. Block and Lot Number 62-N-227.

East Deer

17. Jade Investment Ventures LP

GD-14-012932—\$2,647.96

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a two story frame house being known as 429 Freeport Road, Creighton, PA 15030. Deed Book Volume 13144, Page 300. Block & Lot No. 841-K-204.

Forward

40. The Unknown Heirs of Timothy Lewis, Deceased

GD-22-005960—\$13,591.87

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward:

Having erected thereon a single family dwelling being known and numbered as 339 Center Ave., Elizabeth, PA 15037. Deed Book Volume 9706, Page 22. Block and Lot Number 1272-F-338.

Glassport

51. The Unknown Heirs of Marilyn A. Borrelli, Deceased

GD-22-003500—\$14,750.73
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 612 Michigan Ave., Glassport, PA 15045. Deed Book 3787, Page 177. Block and Lot Number 558-C-331.

Hampton

18. The Unknown Heirs and Assigns of the Estate of Josephine M. Gallenz, Deceased & the Unknown Heirs and Assigns of the Estate of Edmund C. Gallenz, Deceased

GD-22-005467—\$17,897.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Being thereon vacant land known as Harts Run Road, Glenshaw, PA 15116. Deed Book Volume 14945, Page 518. Block & Lot No. 618-F-399.

20. James R. Gillice and Maureen A. Gillice

GD-22-009559—\$9,930.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story commercial garage being known as 4631 Route 8, Allison Park, PA 15101. Deed Book Volume 11039, Page 195. Block & Lot No. 1077-N-68.

Harrison

16. PTP1 LLC

GD-19-002224—\$11,427.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one story commercial gas station building/kiosk being known as 1611 Freepport Road, Natrona Heights, PA 15065. Deed Book Volume 14945, Page 518. Block & Lot No. 1519-K-34.

Homestead

55. Stanley A. Kreczmer

GD-21-005379—\$30,559.76
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Parcel I: Having erected thereon a two story semi-detached style brick dwelling known and numbered as 1418 McClure Street, Homestead, Pennsylvania 15120, Deed Book Volume 11234, Page 357, Block and Lot Number 131-D-3.

Parcel II: Having erected thereon a two-story semi-detached style brick dwelling known and numbered as 1420 McClure Street, Homestead, Pennsylvania 15120, Deed Book Volume 11294, Page 444, Block and Lot Number 131-D-4.

Town of McCandless

19. Donald W. Short, II

GD-18-017211—\$6,071.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a one story frame house being known as 137 Montclair Avenue, Pittsburgh, PA 15237. Deed Book Volume 5805, Page 625, Block & Lot 714-R-59.

Millvale

48. Unknown Surviving Heirs of Catherine Holtgraver, Deceased, and Unknown Surviving Heirs of Oliver S. Holtgraver, III, Deceased

GD-21-009488—\$50,424.83
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a single family residential dwelling being known and numbered as 1108 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 9177, Page 121. Block and Lot Number 165-R-109.

Moon

7. Michel D. Teams a/k/a Michel D. Ruedisueli

MG-17-000708—\$101,318.23
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling being known and numbered as 312 Ewings Mill Road, Coraopolis, PA 15108. Deed Book 13565, Page 521. Block and Lot Number 416-M-336.

Mt. Lebanon

30. Kevin A. Janda and Viki J. Janda

MG-16-001134—\$486,315.59
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a condominium Unit No. 402 in Building 2-G in Woodridge being known and numbered as 402 Royal Court, Pittsburgh, PA 15234. Deed Book Volume 11728, Page 309. Block and Lot Number 318-C-80-402.

Mt. Oliver

34. NAS Properties, LLC

GD-21-012880—\$6,420.92
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 128 Margaret Street, Pittsburgh, PA 15210. Deed Book 12511, Page 476. Block and Lot Number 33-G-247.

Munhall

45. Irene E. Betz a/k/a E. Irene Betz

GD-22-009498—\$27,509.44
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1368 Ravine Street, Homestead, PA, 15120 a/k/a 1368 Ravine Street, Munhall, PA, 15120. Deed Book Volume 4492, Page 546. Block and Lot Number 0180-J-00100-0000-00.

Penn Hills

10. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Thomas P. Skalski, Deceased

GD-22-009285—\$68,549.11

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 133 Phyllis Drive, Pittsburgh, PA 15235. Deed Book Volume 13688, Page 493. Block and Lot Number 632-K-46.

39. Steven James Galson, Jr. and Samantha Elaine Wolf

MG-22-000220—\$97,051.29
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 218 Northmont Dr., Verona, PA 15147. Deed Book Volume 16428, Page 81. Block and Lot Number 0446-D-00071-0000-00.

41. The Unknown Heirs of William Driscoll, Deceased

GD-22-003617—\$17,011.94
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 6738 W. Barivista Dr., Verona, PA 15147. Deed Book 14768, Page 396. Block and Lot Number 365-F-51.

43. Warren Smith

GD-22-005972—\$24,629.70
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 2146 Sampson Street, Pittsburgh, PA 15235. Deed Book 10568, Page 88. Block and Lot Number 296-F-204.

Pleasant Hills

35. Peggy Ann Lewis and Darryl R. Lewis

MG-21-000264—\$128,358.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 466 Temona Drive, Pittsburgh, PA 15236. Deed Book 15743, Page 104. Block and Lot Number 472-R-93.

Plum

9. Steven P. Hepler

MG-22-000543—\$59,383.34
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 1491 Renton Road, Pittsburgh, PA 15239. Deed Book Volume 15705, Page 433. Block and Lot Number 1100-A-00176-0000-00.

Rankin

32. Anthony Dilucente, Jr., Frances K. Dilucente, Quintin N. Dilucente and Mary A. Dilucente

GD-05-032154—\$3,186.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a one story industrial warehouse being known as Hamilton Avenue, Braddock, PA 15104. Deed Book Volume 14134, Page 556. Block & Lot No. 236-K-88.

Richland

25. Stephen A. Hudec and Sara Ann Hudec

GD-18-013865—\$11,759.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a two story frame house being known as 2609 Elgro Road, Gibsonsia, PA 15044. Deed Book Volume 8149, Page 134. Block & Lot No. 1354-B-284.

Ross

21. Amelia R. Porco-Trilivas

GD-21-011218—\$5,391.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story brick house being known as 132 Richmond Circle, Pittsburgh, PA 15237. Deed Book Volume 8213, Page 541. Block & Lot No. 352-H-36.

46. Thomas Rourke a/k/a Thomas W. Rourke

MG-21-000247—\$85,132.91
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 321 Hillcrest Avenue, Pittsburgh, PA 15237. Document Number 223903, Deed Book Volume 11231, Page 354. Block and Lot Number 0517-F-00052-0000-00.

South Fayette

53. David Cairns

MG-21-000257—\$60,288.82
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 102 Campbell Avenue, Cuddy, PA 15031 more fully described in Deed Book 4509, Page 617. Lot and Block: 400-C-12.

72. Michael R. Ewansik

AR-19-002936—\$1,768.23
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2467 Brook Ledge Road, 23B, Bridgeville, Pennsylvania 15017. Deed Book 18019, Page 328. Block and Lot Number 481-R-474-23B.

Swissvale

6. David A. Satterwhite

MG-19-000104—\$144,560.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2433 S. Braddock Avenue, Pittsburgh, PA 15218. Deed Book 11125, Page 644. Block and Lot Number 235-J-44.

38. Lloyd Oliver

GD-21-011248—\$10,053.70
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 2624 Woodstock Avenue, Unit 6 K-L, Pittsburgh, PA 15218. Deed Book 17764, Page 246. Block and Lot Number 235-P-119.

68. William Bagwell a/k/a William C. Bagwell and Lisa Bagwell a/k/a Lisa M. Bagwell a/k/a Lisa M. Costanza Bagwell

MG-14-001071—\$103,328.80
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2228 Lacrosse Street, Pittsburgh, PA 15218. Deed Book Volume 10663, Page 47. Block and Lot 0234-N-00062-0000-00.

West Deer**69. Robert T. Zebra, Jr.**

MG-22-000202—\$159,447.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 60 Greenleaf Dr., Cheswick, PA 15024. Deed Book Volume 14415, Page 160. Block and Lot 1360-M-00026-0000-00.

West Homestead**60. Layonda Ray, Executrix of the Estate of Raymond Lay, Deceased**

GD-21-005188—\$20,938.67
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a two story, multi-family, brick dwelling known and numbered as 540 West 7th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 13890, Page 483, Block and Lot Number 90-G-8.

West Mifflin**8. David S. Wagner a/k/a David Steven Wagner**

MG-19-001151—\$83,133.37
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1700 Highland Avenue, West Mifflin, PA 15122. Deed Book Volume 14805, Page 550. Block and Lot Number 0306-B-00202-0000-00.

56. Unknown Heirs of Genevieve Kratzberg

GD-21-005511—\$49,678.68
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Being a 19,491 square foot vacant parcel of land known and numbered as Lower Bull Run Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 2771, Page 724, Block and Lot Number 240-K-220.

57. Lisa Pienkosi and Michael Pienkosi

GD-19-013409—\$18,943.16
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two story, old style, frame dwelling known and numbered as 415 Herrod Street, West Mifflin, Pennsylvania 15122, Deed Book Volume 15705, Page 462, Block and Lot Number 238-A-250.

West View**1. Robert C. Zwigart**

MG-22-000464—\$109,628.70
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 76 Montclair Avenue, Pittsburgh, PA 15229. Deed Book 9080, Page 194. Block and Lot Number 279-D-251.

White Oak**49. David E. Thomas, Jr. and Karen S. Thomas**

GD-22-003404—\$23,084.05
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 1536 California Avenue, McKeesport, PA 15131. Deed Book 5882, Page 235 Block and Lot Number 550-J-315.

Whitehall**2. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak**

MG-16-000765—\$75,342.63
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

Wilkins**14. Jean S. Miele a/k/a Jean Burik with Notice to Heirs and Assigns**

GD-18-016752—\$2,797.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Being thereon vacant land being known as 103 Quarry Street, East Pittsburgh, PA 15112 f/k/a Quarry Street, East Pittsburgh, PA 15112. Deed Book Volume 3824, Page 224. Block & Lot No. 375-D-353.

26. Ebony T. Jackson

MG-22-000159—\$45,386.47
Benjamin Hoen, Esq.
216-739-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a single family dwelling known as 448 Wilbur Avenue, Turtle Creek, PA 15145, Deed Book 14131, Page 137, Instrument No. 2009-33363, Block and Lot No. 0455-E-00066-0000-00.

33. Michael Joseph Miele; Kevin James Miele; Brian Stark Miele; Denise R. Miele; Anthony Miele & Vincent Miele, Known Heirs of Domenick Robert Miele, Deceased and the Unknown Heirs of Jean Stark Miele, Deceased and the United States of America

GD-12-013090—\$30,829.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins:

Having erected thereon a two story frame house being known as 103 Quarry Street, East Pittsburgh, PA 15112. Deed Book Volume 5183, Page 558, Block & Lot 375-D-354.

Wilksburg**12. Richard Goldman and Kimberly Goldman a/k/a Kimberly A. Goldman**

GD-21-008332—\$238,331.05
Adam Friedman, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 419 Rebecca Avenue, Pittsburgh, PA 15221 more fully described at Instrument No. 2006-28607 and as Block and Lot Number 176-C-190.

42. Rena Susan Heard

GD-22-005812—\$23,684.24
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 1123 Sherman St., Pittsburgh, PA 15221. Deed Book 10563, Page 417. Block and Lot Number 232-L-15.

44. The Unknown Heirs of Arthur Lee Gholston, Deceased

GD-22-002814—\$21,922.32
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon one-half of a double brick dwelling being known and numbered as 1419 1/2 Laketon Road, Pittsburgh, PA 15221. Deed Book 4526, Page 381. Block and Lot Number 232-L-134.

58. Kevin R. Perkins

GD-22-010227—\$69,078.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two-family dwelling being known and numbered as 1028 Montier Street, Pittsburgh, PA 15221. Deed Book 10542, Page 7. Block and Lot Number 233-8-175.

61. The Unknown Heirs of Joseph M. Alexander, Deceased

GD-22-006897—\$19,058.18
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 1016 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10925, Page 298. Block and Lot Number 233-E-199.

62. The Unknown Heirs of Selma D. Harris, Deceased

GD-22-004920—\$13,493.42
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a two family dwelling being known and numbered as 1634 Mill St., Pittsburgh, PA 15221. Deed Book 8634, Page 540. Block and Lot Number 232-F-1.

66. The Unknown Heirs of Clyde Demus, Deceased

GD-22-004446—\$56,313.57
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a party wall dwelling being known and numbered as 930 Hill Ave., Pittsburgh, PA 15221. Deed Book 15670, Page 27. Block and Lot Number 232-P-239.

Wilmerding**31. Sean Kerrigan**

MG-22-000527—\$35,297.41
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 520 Airbrake Avenue, Wilmerding, PA 15148. Deed Book Volume 13289, Page 399. Block and Lot Number 545-P-108.

Pittsburgh—5th Ward**24. Joann Howard**

GD-17-017415—\$20,348.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 5: Having erected thereon a two story brick rowhouse being known as 3343 Webster Avenue, Pittsburgh, PA 15219. Deed Book Volume 13525, Page 575. Block & Lot No. 26-N-147.

Pittsburgh—10th Ward**52. Donald R. Thinnis**

MG-22-000293—\$236,907.20
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 a single family residential dwelling being known and numbered as 5632 Donson Way, Pittsburgh, PA 15201. Deed Book Volume 14700, Page 321. Block and Lot Number 120-J-197.

Pittsburgh—12th Ward**3. 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—14th Ward**11. Conrad J. Duncan, Personal Representative of the Estate of Lauraine T. Duncan a/k/a Lauraine Thorne Duncan, Deceased**

GD-22-008021—\$103,661.91
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5405 Bartlett Street, Pittsburgh, PA 15217. Deed Book Volume 6550, Page 298. Block and Lot Number 53-S-25.

Pittsburgh—19th Ward**28. Brett J. DiPasquale**

MG-22-000600—\$142,033.78
Leon P. Haller, Esq.
Purcell, Haller and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as

1519 Methyl Street, Pittsburgh, PA 15216. Deed Book Volume 18261, Page 70. Block and Lot Number 35-B-203.

67. Leisa J. McNamee, Solely in Her Capacity as Heir to the Estate of Carrie McNamee, Deceased, Lynn McNamee Schmeltz, Solely in Her Capacity as Heir to the Estate of Carrie McNamee, Deceased, Dale R. McNamee, Solely in His Capacity as Heir to the Estate of Carrie McNamee, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Carrie McNamee, Deceased

MG-21-000106—\$44,709.51
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 19th Ward: Having erected thereon a 2 story dwelling being known and numbered as 179 Merrimac Street, Pittsburgh, PA 15211. Deed Book 8965, Page 214. Block and Lot Number 4-A-140.

71. Robert Hill

AR-19-005879—\$40,591.15
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a Trimont Residential Condominium Association dwelling being known and numbered as 1 Trimont Lane, Unit 480E, Pittsburgh, PA 15211. Deed Book 13871, Page 572. Block and Lot Number 6-M-312-5480.

Pittsburgh—20th Ward

65. Willie Rogers

MG-22-000208—\$67,977.90
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Parcel 1 - Having erected thereon a residential dwelling being known and numbered as 2738 Sacramento Avenue, Pittsburgh, PA 15204. Deed Book Volume 18368, Page 211, Block and Lot Number 21-J-71.

Parcel 2 - Having erected thereon vacant land being known and numbered as 2738 Sacramento Avenue, Pittsburgh, PA 15204. Deed Book Volume 18368, Page 211, Block and Lot Number 21-J-70.

Pittsburgh—28th Ward

36. Robert Trump

MG-19-000338—\$62,274.85
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1521 Obey St., Pittsburgh, PA 15205. Deed Book Volume 13448, Page 470. Block and Lot Number 0040-D-00134-0000-00.

70. Martin J. Wolf

MG-19-001246—\$23,776.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1256 Oakglen Street, Pittsburgh, PA 15204. Deed Book 11588, Page 618. Block and Lot Number 41-B-351.

Pittsburgh—29th Ward

47. Eric S. Bold

MG-22-000599—\$36,490.63
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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 369 Maytide Street, Pittsburgh, PA 15227. Deed Book Volume 16694, Page 238. Block and Lot Number 138-D-65.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

Please seek legal advice. If you cannot afford an attorney, you may be eligible for free legal assistance. Find out by contacting a legal service listed below.

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:

A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.

If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays) between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Dec 8, 2022
Dec 9, 16, 22, 2022

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:

Bellas, Kalli, deceased, of McKeesport, PA. No. 03327 of 2022. Nicholas S. Bounos, Admr., 905 Deerfield Circle, Wexford, PA 15090 or to David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.
22-02072w Dec 9, 16, 22, 2022

Conners, Martin D., deceased, of Pittsburgh, PA. No. 07247 of 2022. Patrick Conners, Extr., 3004 Albine Drive, Glenshaw, PA 15116 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
22-02071w Dec 9, 16, 22, 2022

Cook, Nancy L. a/k/a Nancy Cook, deceased, of McDonald, PA. No. 07370 of 2022. Jody Orsky, Extr., c/o Natalie M. Ruschell, Esq., Ruschell & Associates, LLC, P.O. Box 577, 308 Eaton Street, Midway, PA 15060.
22-04954 Dec 9, 16, 22, 2022

Sanchez, Judith Ann, deceased, of Allison Park, PA. No. 7083 of 2022. Elizabeth C. Sanchez, Extr., 909 Rutgers Drive, Allison Park, PA 15101 or to Devin Hallett Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.
22-02073w Dec 9, 16, 22, 2022

Talotta, Anthony G., deceased, of Monroeville, PA. No. 7494 of 2022. Jeffrey Lagrotteria, Admr., 2 Monterey Drive, Pittsburgh, PA 15235 or to Robert W. Goehring, Esq., 220 Grant Street, Fl. 5, Pittsburgh, PA 15219.
22-04955 Dec 9, 16, 22, 2022

Walker, Marylou L., deceased, of Plum Borough, PA. No. 07355 of 2022. Susan M. Kuster, Extr., 3279 Fawnway Drive, Murrysville, PA 15668 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
22-04957 Dec 9, 16, 22, 2022

Adamiak, Mary Gertrude, deceased, of Pittsburgh, PA. No. 08296 of 2021. William Wolfe, Extr., 203 Kenny Drive, Sewickley, PA 15143 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.
22-04884 Dec 2, 9, 16, 2022

Angel, Sr., John R., deceased, of Monroeville, PA. No. 06741 of 2022. John Angel, Jr., Co-Admr. and Tiffani Angel, Co-Admr., 551 Old Frankstown Road, Monroeville, PA 15146 or to Gregory A. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901, Pittsburgh, PA 15219.
22-04888 Dec 2, 9, 16, 2022

Bench, Robert P., deceased, of Pittsburgh, PA. No. 06673 of 2022. Gary J. Bench, Admr., 2842 Locust Drive, Pittsburgh, PA 15241 or to Nicole L. Thurner, Esq., Bench Law Limited, 240 Executive Drive, Unit 1813, Cranberry Township, PA 16006.
22-02026w Dec 2, 9, 16, 2022

Bowersox, Joyce A., deceased, of Pittsburgh, PA. No. 07176 of 2022. Carol Lynne Kidner, Extr., 1333 Greystone Drive, Pittsburgh, PA 15241 or to Jeffrey R. Bellomo, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
22-02022w Dec 2, 9, 16, 2022

Burgess, Barbara L. a/k/a Barbara Lee Burgess, deceased, of Pittsburgh, PA. No. 07608 of 2022. Jamie L. Grubbs, Extr., 4740 Doyle Road, Pittsburgh, PA 15227 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.
22-02028w Dec 2, 9, 16, 2022

Carrico, Lois E., deceased, of Pittsburgh, PA. No. 07010 of 2022. Catherine Carrico Bobiak, Extr., 6411 Deary Street, Pittsburgh, PA 15206 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.
22-04885 Dec 2, 9, 16, 2022

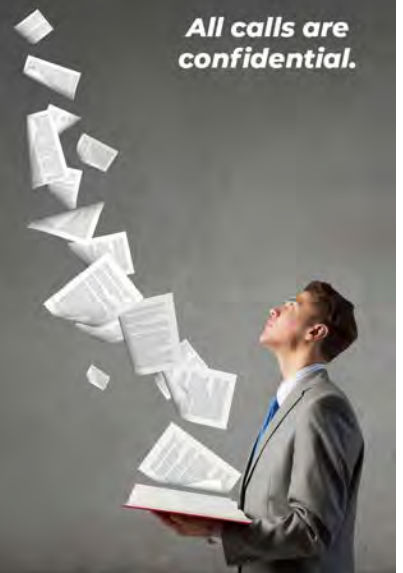
Cashman, David R., deceased, of Pittsburgh, PA. No. 07632 of 2022. Kathryn A. Cashman, Extr., 917 Osage Road, Pittsburgh, PA 15243 or to R. Douglas

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DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.

22-02027w Dec 2, 9, 16, 2022

Clingensmith, Linda Sue a/k/a Linda S. Clingensmith, deceased, of Pittsburgh, PA. No. 07417 of 2022. Kevin W. Daly, Extr., 2214 Crafton Boulevard, Pittsburgh, PA 15205 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.

22-04881 Dec 2, 9, 16, 2022

Evans, Louise A., deceased, of Pittsburgh, PA. No. 07388 of 2022. Amy L. Boyd, Extr., 176 Centennial Drive, Carnegie, PA 15106.

22-02019w Dec 2, 9, 16, 2022

Forester, William Roger, deceased, of Upper St. Clair, PA. No. 07379 of 2022. William C. Forester, Admr., 1700 Northgate Drive, Upper St. Clair, PA 15241 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

22-04886 Dec 2, 9, 16, 2022

Harbison, Patricia A., deceased, of Bellevue, PA. No. 07498 of 2022. Raymond Schutzman, Extr., 111 Berwyn Road, Pittsburgh, PA 15229 or to Mary A. Traupman, Esq., Three Gateway Ctr., 401 Liberty Ave., Ste. 1460, Pittsburgh, PA 15222-1004.

22-02030w Dec 2, 9, 16, 2022

Karis, Margaret, deceased, of Avalon Borough, PA. No. 07309 of 2022. Charles F. Perego, Extr. and Atty., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

22-04887 Dec 2, 9, 16, 2022

Ligday, Sr., Terrence J., deceased, of Mount Lebanon, PA. No. 07275 of 2022. Terrence J. Ligday, Jr., Extr., c/o Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

22-02029w Dec 2, 9, 16, 2022

Londino, Joseph a/k/a Jay Londino, deceased, of Ross Township, PA. No. 06556 of 2022. Vincent Finocchio, Admr., 1638 Mountain Laurel Court, Warriors Mark, PA 16877 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.

22-04879 Dec 2, 9, 16, 2022

Malbards, Zelma, deceased, of Pittsburgh, PA. No. 07368 of 2022. Maya R. Asars, Extr., 3506 McElroy Drive, Murrysville, PA 15668-1624 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

22-04883 Dec 2, 9, 16, 2022

Messner, George Gary, deceased, of Findlay Township, PA. No. 3242 of 2022. Shannon Wait, Extr., 108 Sunway Drive, San Antonio, TX 78232 or to Michele P.

Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

22-02032w Dec 2, 9, 16, 2022

Miller, Steven M., deceased, of Pittsburgh, PA. No. 05122 of 2022. Jennifer Fleming, Admr., 2235 Haflinger Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

22-04882 Dec 2, 9, 16, 2022

Nicholson, Mercedes May a/k/a Mercedes M. Nicholson a/k/a Mercedes May Ward a/k/a Mercedes M. Ward, deceased, of Pittsburgh, PA. No. 06667 of 2022. Debra M. Turcsanyi, Extr., 260 Forest Dr., North Huntingdon, PA 15642.

22-04880 Dec 2, 9, 16, 2022

Noroski, James H. a/k/a James Harold Noroski, deceased, of McKeesport, PA. No. 07067 of 2022. Sarah Geissler, Extr., 100 Taylor Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

22-04878 Dec 2, 9, 16, 2022

O'Toole, Beulah N. a/k/a Beulah O'Toole a/k/a Beulah E. O'Toole, deceased, of Scott Township, PA. No. 6879 of 2022. Gary J. O'Toole, Extr., 1640 Moynelle Drive, Pittsburgh, PA 15243 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.

22-04873 Dec 2, 9, 16, 2022

Rowe, Amanda E., deceased, of Penn Hills, PA. No. 07333 of 2022. Darryl K. Rankin, Admr., 50 Duff Road, Apt. 405, Penn Hills, PA 15235 or to Elissa Koopmans Schwartz, Esq., 2655 Grand Castle Blvd. SW, #T0312, Grandville, MI 49418.

22-02023w Dec 2, 9, 16, 2022

Stebbins, Raymond Earl (a/k/a Ray Stebbins, Raymond Stebbins) - Late of Ross Twp., Allegheny County, PA. D.O.D. 9/22/21. Will #022107645. Elizabeth M. Stebbins, Administratrix, c/o Richard B. Bateman, Esq., 21 W. 2nd St., Ste. 300, Media, PA 19063; Richard B. Bateman, Atty., 21 W. 2nd St., Ste. 300, Media, PA 19063.

22-04939 Dec 2, 9, 16, 2022

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is One Man Landscapes.

22-02063w Dec 9, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-13678. In re: Petition of Schuyler Evar Eckstrom, for change of name to Sky Eckstrom. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, January 17, 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.

22-02070w Dec 9, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-13670. In re: Petition of Joan Efezino Owhe, for change of name to Joan Efezino Owhe Ojo. To all persons interested: Notice is hereby given that an order of said Court

authorized the filing of said petition and fixed Thursday, December 29, 2022, 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.

22-04943 Dec 9, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-14161. In re: Petition of Katy Lynn Blaney, parent(s) and Legal guardian(s) of Liam Robert Hutchins for change of name to Liam Robert Blaney. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, December 29, 2022, 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.

22-04950 Dec 9, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-22-004627

Elizabeth Forward School District, Plaintiff,
v.
The Unknown Heirs of Betty Zaken a/k/a Betty J. Zaken, Deceased, Defendants.

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 1132-G-126, more commonly known as 413 Elizabeth Avenue, Elizabeth, PA 15037; and Block & Lot 1132-L-384, more commonly known as Elizabeth Avenue, Elizabeth, PA 15037 in the Township of Elizabeth.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

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
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello,
Brungo & Maiello, LLP, 412-242-4400
22-04956 Dec 9, 2022

Meeting Notice

Pursuant to the Provisions of the Sunshine Act, Open Meeting Law, 1998, October 15 PL. 729, No. 93 §1, Notice Is Hereby Given That The Allegheny County Airport Authority Board And Committee Meetings Scheduled For Friday, December 16, 2022, Will Be Held Virtually Through Webex. For More Information Visit: flypittsburgh.com/decemberboard; And, In Person - Conference Room "A," Fourth Floor



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Mezzanine Level, Landside Terminal, of the Pittsburgh International Airport Beginning At 10:00 A.M.

Solicitor
Jeffrey W. Letwin, Esq.

22-04977 Dec 9, 2022

Notice

To the Estate of Warren H. Rankin and William J. Rankin and William J. Rankin Jr. and Meda L. Rankin and Peggy Rankin and Warren H. Rankin and Any Known Heirs, a Civil Action for the Complaint to Quiet Title of the Properties Located on Pontiac Avenue, McKeesport, PA 15131 has been filed against the Estate of Warren H. Rankin and William J. Rankin and William J. Rankin Jr. and Meda L. Rankin and Peggy Rankin and Warren H. Rankin and Any Known Heirs in the Allegheny County Court of Common Pleas Under Case Number GD-22-013495. This is a Formal Notice Pursuant to Pa.R.C.P. 430(B)(1). As an Heir to the Estate of Warren H. Rankin and William J. Rankin and William J. Rankin Jr. and Meda L. Rankin and Peggy Rankin and Warren H. Rankin, Failure To Defend These Claims Will Result In A Judgment Being Entered Against You.

22-04978 Dec 9, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania
Orphans' Court Division

In Re: Jensen Ashton a/k/a Jensen Edwin Ashton

D.O.B. 2/28/2017

Child Of: Jaqueline Jean Summers a/k/a Jackie Summers a/k/a Jaqueline J Summers a/k/a Jacky Summers a/k/a Jackie Jean Summers a/k/a Jaqueline Summers a/k/a Jackie Sommers and Unknown Father

No: 63-22-1188

Take notice that a Petition for Termination of Parental Rights of Unknown Father, shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 12, 2023, at 3:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Orissa Bey, Caseworker, Washington County Children & Youth Social Service Agency, 95 West Beau Street, Ste. 300, Washington, PA 15301, Telephone: (724) 228-6884

22-04952 Dec 9, 2022

Voluntary Dissolution Business Corporation

Chad D. Tomosovich, Esq., Galanter Tomosovich, LLC, 437 Grant St., Ste. 1000, Pittsburgh, PA 15219. Notice is hereby given by Miami Holdings Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

22-02067w Dec 9, 16, 2022

Voluntary Dissolution Business Corporation

Chad D. Tomosovich, Esq., Galanter Tomosovich, LLC, 437 Grant St., Ste. 1000, Pittsburgh, PA 15219. Notice is hereby given by Miami Life Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

22-02069w Dec 9, 16, 2022

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Portfolio Recovery Associates LLC vs Woods; AR-22-003117; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$2,809.88. Defendant failed to appear at 11:10 a.m. Dated 12/05/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39832

Henderson vs Vargas; AR-20-001423; P-atty: Fred Rabner; D-atty: Michael A. Weiner; Award for Plaintiff and against Defendant in the amount of \$20,000.00. Dated 12/05/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39832

Koshut vs Kyrargyros; AR-22-000815; P-atty: Gregory P. Diulus; D-atty: Kenneth G. Fawcett; Award for Plaintiff Theresa Koshut and against Defendant Tony Kyrargyros in the amount of \$2,500.00. On Defendant Tony Kyrargyros counterclaim against Plaintiff Theresa Koshut, award in favor of Defendant in the amount of \$7,500.00 plus \$1,500.00 in attorney fees. Dated 12/05/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39831

Portfolio Recovery Associates LLC vs Sergeant; AR-22-003124; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$635.10. Defendant failed to appear at 11:12 a.m. Dated 12/05/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39832

Portfolio Recovery Associates LLC vs Boyden; AR-22-003126; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,970.89. Defendant failed to appear at 11:15 a.m. Dated 12/05/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39832

Acosta vs Vallozzi; AR-22-002492; P-atty: Pro Se; D-atty: Courtney C. Brennan; Award for Defendant Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39834

Portfolio Recovery Associates LLC vs Canon; AR-22-003155; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:37 a.m. The Defendant having failed to appear, an award of \$5,004.95 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Ammer; AR-22-003156; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case

having been called at 10:35 a.m. The Defendant having failed to appear, an award of \$5,147.62 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

American Express National Bank vs Tyson, et al; AR-22-003158; P-atty: Jordan W. Felzer; D-atty: Salene R Mazur; Award Ex Parte for Plaintiff and against Defendant in the amount of \$13,623.86 plus any costs. Defendant failed to appear by 10:52 a.m. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Citibank N.A. vs Snyder; AR-22-001619; P-atty: Robert M. Kline; Award Ex Parte for Plaintiff and against Defendant in the amount of \$5,283.24 plus any costs. Defendant failed to appear by 10:50 a.m. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Acosta vs Allegheny County Elections Division; AR-22-002487; P-atty: Pro Se; D-atty: Allan J. Opsitnick; Award for Plaintiff in the amount of \$200.00. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39834

Portfolio Recovery Associates LLC vs Schilling; AR-22-003166; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:39 a.m. The Defendant having failed to appear, an award of \$1,062.53 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Black; AR-22-003167; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:30 a.m. The Defendant having failed to appear, an award of \$5,195.46 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Cavalry SPV I LLC vs Wood; AR-22-003169; P-atty: David J. Apothaker; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,771.42 plus any costs. Defendant failed to appear by 10:54 a.m. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Kosko; AR-22-003177; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:30 a.m. The Defendant having failed to appear, an award of \$2,927.63 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Discover Bank vs Pastore; AR-22-003178; P-atty: Thomas J. Nolan; D-atty: Dennis J. Morello; Award for Defendant Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39834

Portfolio Recovery Associates LLC vs Pollak; AR-22-003179; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:25 a.m. The Defendant having failed to appear, an award of \$1,711.04 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Discover Bank vs Liberty; AR-22-003181; P-atty: Thomas J. Nolan; Award Ex Parte for Plaintiff and against Defendant in the amount of \$24,815.05. Defendant failed to appear by 10:53 a.m. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Grilz; AR-22-003190; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:30 a.m. The Defendant having failed to appear, an award of \$1,561.69 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Cattani; AR-22-003194; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:30 a.m. The Defendant having failed to appear, an award of \$3,858.46 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Williams vs Dulin; AR-22-003196; P-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Meyers; AR-22-003210; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:25 a.m. The Defendant having failed to appear, an award of \$2,675.88 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

Portfolio Recovery Associates LLC vs Faulkner, Jr.; AR-22-003211; P-atty: Robert N. Polas, Jr.; Award Ex Parte. The case having been called at 10:25 a.m. The Defendant having failed to appear, an award of \$2,973.93 against Defendant is entered in favor of the Plaintiff. Dated 12/06/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39833

New Arbitration Suits

84 Lumber Company L.P. vs Wood-N-Deed Inc., Myers Mark; AR-22-004195; Contract - Other; Complaint; 2772.49; Atty(s): Blick William E, Jegasothy S. Manoj, Bosilovic III Robert J.

84 Lumber Company L.P. vs Cover All Design Home Improvement LLC, McKinney Holly, McKinney Stanley; AR-22-004196; Contract - Other; Complaint; 4065.81; Atty(s): Blick William E