

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, June 5, 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, JUNE 5, 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, JUNE 6, 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, JUNE 12, 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

63. Jon E. Pekarck a/k/a Jon Erik Pekarck and Jeanna K. Pekarck a/k/a Jeanna Katherine Pekarck

MG-17-000750—\$62,543.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Baldwin Borough: Having erected thereon a dwelling being known and numbered as 3023 Roland Avenue, Pittsburgh, PA 15227 a/k/a 3023 Roland Street, Pittsburgh, PA 15227. Deed Book Volume 14430, Page 398. Block and Lot Number 94-M-74.

Bethel Park

27. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of David J. Sims, Deceased

GD-22-015841—\$41,165.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 917 Monastery View, Bethel Park, PA 15102. Deed Book Volume 14626, Page 437. Block and Lot Number 773-G-95.

54. Joseph A. Spinnenweber, Jr. and Judith A. Weisser

GD-21-011546—\$3,667.14

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 brick house being known as 5633 Willow Terrace Drive, Bethel Park, PA 15102. Deed Book Volume 5393, Page 271, Block & Lot 665-B-6.

Brentwood

68. Mary Ann Kapp

MG-21-000126—\$60,406.44

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.

Bridgeville

22. Sheila D. Johnson

MG-17-001131—\$66,340.50

Leon P. Haller, Esq.

Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 322 Center Street, Bridgeville, PA 15017. Deed Book Volume 9512, Page 23. Block and Lot Number 255-L-136.

Carnegie

48. Jonathon Milliner

GD-19-001985—\$1,797.56

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two story brick house being known as 329 California Avenue, Carnegie, PA 15106. Deed Book Volume 12783, Page 33. Block & Lot No. 65-A-208.

Castle Shannon

78. Janine L. Cerro and Louis G. Cerro

MG-17-001325—\$262,667.78

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 1803 McCully Road, Pittsburgh, PA 15234. Deed Book Volume 9090, Page 324. Block and Lot 0250-L-00146-0000-00.

East McKeesport

44. RJB Properties Group, Inc.

GD-22-008273—\$3,436.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a three story commercial building being known as 529 Lincoln Highway, East McKeesport, PA 15035. Deed Book Volume 12330, Page 282. Block & Lot No. 547-F-364.

88. Kathleen Goldie, as Believed Heir of the Estate of Mary Jane Guardasoni a/k/a M. J. Guardasoni; Unknown Heirs of the Estate of Mary Jane Guardasoni a/k/a M. J. Guardasoni (if any); Unknown Administrators of the Estate of Mary Jane Guardasoni a/k/a M. J. Guardasoni (if any)

MG-22-000745—\$27,794.04

Manley Deas Kochalski LLC

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 607 Lincoln Highway, East McKeesport, PA 15035. Document Number 122131, Deed Book Volume 8770, Page 545. Block and Lot Number 0547-L-00019-0000-00.

Elizabeth Township

21. Jonathan M. Miller

MG-22-000870—\$73,328.58

Nicole M. Francese, Esq.

484-367-4191

All the right, title, interest and claim of Jonathan M. Miller, of, in, and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and Elizabeth Township. Having erected thereon a single dwelling being known and numbered as 160 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book Volume 15622, Page 427, Block and Lot Number 1130-D-138.

47. Leo Yacomelli

GD-13-001402—\$3,200.51

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story frame house being known as 514 Graham Avenue, Elizabeth, PA 15037. Deed Book Volume 10914, Page 526. Block & Lot No. 1132-G-264.

Emsworth

43. Ronald M. Killen

GD-22-008388—\$5,206.99

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a one story masonry frame house being known as 158 Oliver Avenue, Pittsburgh, PA 15202. Deed Book Volume 8751, Page 414, Block & Lot 275-S-194.

Etna

45. Geraldine D. Blaha

GD-19-000225—\$8,604.16

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story brick house being known as 14 Geneva Street, Pittsburgh, PA 15223. Deed Book Volume 4637, Page 300. Block & Lot No. 221-H-48.

Forward

38. Laurel Ann Ford

GD-21-008213—\$11,844.98
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 4615 Williamsport Road, Monongahela, PA 15063. Deed Book 13042, Page 499. Block and Lot Number 1737-N-220.

57. Robert Daniel Allen, Tara D. Allen and the United States of America

GD-21-013742—\$22,509.14
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 1216 Prospect St., Monongahela, PA 15063. Deed Book 18737, Page 546. Block and Lot Number 1574-N-170.

100. Brian Myers and Carol E. Myers a/k/a Carol Myers

MG-22-000980—\$33,385.37
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 2284 Sunnyside Hollow Road, Monongahela, Pennsylvania 15063. Deed Book Volume 11322, Page 009, Block & Lot No. 2087-G-00382-0000-00.

Glassport

15. Ryan Timothy Gillespie, Administrator of the Estate of Roy J. Yarborough, Deceased

GD-22-003499—\$11,925.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two-family dwelling being known and numbered as 714-716 Ohio Avenue, Glassport, PA 15045. Deed Book 13192, Page 402. Block and Lot Number 558-F-44.

85. Emily K. Bodnar

MG-21-000239—\$84,720.43
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 34 Erie Avenue, Glassport, PA 15045. Document Number 2017-10899, Deed Book Volume 16766, Page 21. Block and Lot Number 0467-C-00248-0000-00.

Harmar

75. Richard A. Matisz

MG-22-001042—\$118,130.06
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a dwelling being known and numbered as 32 Deborah Lynn Ct., Cheswick, PA 15024. Deed Book 6047, Page 71. Block and Lot Number 622-N-32.

Harrison

51. Anthony L. Gantt and Jennifer M. Provance

MG-22-000808—\$102,492.02
Manley Deas Kochalski LLC
614-220-5611

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

Having erected thereon a dwelling being known and numbered as 1200 Outlook Street, Natrona Heights, PA 15065. Document Number 2018-16569, Deed Book Volume 17236, Page 431. Block and Lot Number 1367-S-00205-0000-00.

Indiana

61. Young Lan Yu

MG-22-000891—\$183,273.83
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a single family residential dwelling being known and numbered as 1020 Rural Ridge Drive, Cheswick, PA 15024. Deed Book Volume 12119, Page 507. Block and Lot Number 957-C-87.

Jefferson Hills

70. Richard T. Daley

MG-22-000682—\$258,717.05
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 3300 Woodwind Dr., Clairton, PA 15025. Deed Book Volume 13893, Page 553. Block and Lot 0662-H-00121-0000-00.

Kennedy

5. Edward Rossetti a/k/a Edward M. Rossetti and Tamilyn B. Rossetti

MG-20-000341—\$407,926.39
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5006 Julia Lane, McKees Rocks, PA 15136. Deed Book 18321, Page 390. Block and Lot Number 154-B-79.

Leet

32. Jason Lefebvre

MG-22-000981—\$108,812.88
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a dwelling being known and numbered as 107 Ambridge Avenue, Ambridge, PA 15003. Deed Book 16962, Page 92. Block and Lot Number 934-K-114.

Liberty

16. Ricky L. Opfar, Jr.

GD-22-005269—\$22,014.50
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 709 Elm Street, McKeesport, PA 15133. Deed Book 8451, Page 469. Block and Lot Number 465-L-279.

Marshall

49. Ifitikhar Malik and Nasreen K. Malik

GD-19-004516—\$3,673.08
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a two story brick house known as 132 Peppergrass Road, Baden, PA 15005. Deed Book Volume 12777, Page 395, Block & Lot 1821-B-5.

City of McKeesport

1. All Known and Unknown Heirs of Dorothy A. Kane a/k/a Dorothy Alice Kane; All Known and Unknown Beneficiaries of the Dorothy Alice Kane Revocable Living Trust Dated May 1, 2000; All Known and Unknown Beneficiaries of the Richard John Kane Revocable Living Trust Dated May 1, 2000

MG-22-000799—\$20,374.36
Michelle L. Pierro, Esq.
Aaron J. Walayat, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Eighth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 811 Franklin St., McKeesport, PA 15132. Deed Book Volume 10806, Page 490, Parcel Number 0461-A-00002-0000-00.

Millvale

9. Darren Mascilli and Donna Mascilli

MG-22-000301—\$84,313.02
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a single-family dwelling known as 112 Dorf Drive, Pittsburgh, PA 15209 and Block & Lot No. 118-G-222.

Monroeville

23. Robert D. Glasser

MG-20-000117—\$103,013.41
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 110 McMasters Drive, Monroeville, PA 15146. Deed Book Volume 11262, Page 103. Block and Lot Number 856-E-37.

101. Gary L. Donahue, II, solely as heir of Gerard L. Donahue, deceased; Keith Donahue, solely as heir of Gerard L. Donahue, deceased; Unknown Heirs, Devisees, and/or Personal Representatives of Gerard L. Donahue, deceased; Kimberly A. Perusso, solely as heir of Gerard L. Donahue, deceased

MG-22-000349—\$120,911.08
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 101 Dolomite Drive, Monroeville, PA 15146. Deed Book Volume 12919, Page 546. Block and Lot Number 1108-S-00232-0000-00.

Mt. Oliver

20. Ohana Capital Investments, LLC

GD-22-008379—\$8,805.87
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 108 Stamm Avenue, Pittsburgh, PA 15210. Deed Book 13299, Page 538. Block and Lot Number 14-M-198.

26. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Joyce R. Herron, Deceased

GD-22-015762—\$38,213.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 2006 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 11983, Page 459. Block and Lot Number 33-G-134.

North Versailles

6. Patricia J. Dugan

MG-19-000750—\$37,569.92
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 309 Delaware Avenue, North Versailles, PA 15137. Deed Book 10940, Page 536. Block and Lot Number 458-S-368.

89. Melinda M. Iera

GD-22-011460—\$51,681.47
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 321 Arlington Avenue, North Versailles, PA 15137. Deed Book 13374, Page 498. Block and Lot Number 459-D-389.

94. Ralph Mitolo

MG-22-000668—\$96,878.04
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3706 Bevan Road, North Versailles, PA 15137. Deed Book Volume 14705, Page 586. Block and Lot Number 0548-J-00278-0000-00.

Penn Hills

7. Elizabeth Lee

MG-21-000086—\$156,631.82
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 3134 Laketon Road, Pittsburgh, PA 15235. Deed Book 8867, Page 297. Block and Lot Number 369-J-280.

30. Renee Johnson

MG-22-000396—\$203,552.55
Stephen Panik, 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 375 Lime Oak Drive, Pittsburgh, PA 15235. Deed Book Volume 17479, Page 248. Block and Lot Number 0537-R-00354-0000-00.

36. Lamar Washington, Trustee of the 66 Pride Street Trust

GD-22-015692—\$22,322.58
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 66 Pride Road, Pittsburgh, PA 15235. Deed Book 14280, Page 290. Block and Lot Number 230-R-154.

39. The Unknown Heirs of Earl W. Marshall, Deceased

GD-21-011201—\$29,918.41
 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 7728 Mount Carmel Road, Verona, PA 15147. Deed Book 5402, Page 401. Block and Lot Number 230-K-78.

41. Anna Pirolo and Michael Pirolo

GD-17-011035—\$9,222.09
 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 187 Sherwood Drive, Verona, PA 15147. Deed Book Volume 8084, Page 563, Block & Lot 448-B-112.

42. Anna Pirolo

GD-13-010611—\$13,557.53
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Being thereon a two and one half story commercial building being known as 435 Rodi Road, Pittsburgh, PA 15235. Deed Book Volume 6626, Page 1. Block & Lot No. 450-R-239.

66. Gary J. Peretick and Jeffrey A. Peretick

MG-22-000610—\$113,011.75
 Stephen M. Hladik, Esq.
 Hladik, Onorato and Federman, LLP
 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 286 McKenzie Drive, Pittsburgh, PA 15235. Deed Book Volume 10836, Page 297. Block and Lot Number 539-L-51.

73. Raymond Schramm, Jr., Solely in His Capacity as Heir of Nancy H. Schramm, Deceased, Charles Schramm, Solely in His Capacity as Heir of Nancy H. Schramm, Deceased, Eric Schramm, Solely in His Capacity as Heir of Nancy H. Schramm, Deceased

GD-17-007806—\$141,896.01
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 174 Crescent Hills Road, Pittsburgh, PA 15235. Deed Book 4808, Page 117. Block and Lot Number 449-A-58.

77. Matthew Geib, in His Capacity as Heir of Jeffrey C. Geib; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jeffrey C. Geib

GD-21-015217—\$162,191.21
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 428 Beulah Rd., Pittsburgh, PA 15235. Deed Book Volume 16198, Page 154. Block and Lot 0369-K-00279-0000-00.

80. Monique S. Howze

MG-22-000945—\$95,163.80
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 357 Long Rd Pittsburgh, PA 15235. Deed

Book Volume 13195, Page 289. Block and Lot 0569-H-0051-0000-00.

83. Denise Cole, as Believed Heir to the Estate of Tina R. Pipkin; Unknown Heirs to the Estate of Tina R. Pipkin (if any); Unknown Administrators to the Estate of Tina R. Pipkin (if any)

GD-22-013326—\$63,456.22
 Manley Deas Kochalski LLC
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1017 Hamil Road, Verona, PA 15147. Document Number 2015-18096, Deed Book Volume 16022, Page 6. Block and Lot Number 0535-A-00355-0000-00.

84. Tamara Clifton, as believed Heir to the Estate of Thomas D. Orseno, Jr. a/k/a Thomas D. Orseno; Terri Comanici, as believed Heir to the Estate of Thomas D. Orseno, Jr. a/k/a Thomas D. Orseno; Thomas Orseno, III, as believed Heir to the Estate of Thomas D. Orseno, Jr. a/k/a Thomas D. Orseno; Tina Orseno, as believed Heir to the Estate of Thomas D. Orseno, Jr. a/k/a Thomas D. Orseno; Unknown Heirs, to the Estate of Thomas D. Orseno, Jr. a/k/a Thomas D. Orseno; Unknown Administrators, to the Estate of Thomas D. Orseno, Jr. a/k/a Thomas D. Orseno

GD-22-012069—\$118,454.70
 Manley Deas Kochalski LLC
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 132 Canaverl Drive, Pittsburgh, Pennsylvania, 15235 a/k/a 132 Canaverl Drive, Penn Hills, Pennsylvania, 15235. Document Number 013008, Deed Book Volume 10968, Page 056. Block and Lot Number 0538-C-00230-0000-00.

90. Regina Stagno, Frank A. Stagno, Anthony D. Stagno, Jr., Christine S. Costa, Jerry Vento, and the United States of America

GD-22-012438—\$38,640.87
 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 232 Crestview Road, Pittsburgh, PA 15235. Deed Book 18922, Page 1. Block and Lot Number 448-F-122.

98. Rhonda Broadway a/k/a Rhonda L. Broadway a/k/a Rhonda Lasha Broadway a/k/a Rhonda Lashauna Broadway, solely as heir of Ronald A. Broadway, deceased, and Unknown Heirs, Devises, and/or Personal Representatives of Ronald A. Broadway, deceased

GD-22-007827—\$61,821.39
 Richard M. Squire & Associates, LLC
 215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 8011 Mark Drive, Verona, PA 15147. Deed Book Volume 16123, Page 226. Block and Lot Number 295-A-6.

Plum**11. Ryan J. Ohm, Frank Vertullo, Mary Vertullo, Gina Vertullo and the United States of America**

MG-22-000879—\$271,027.65
 Powers Kirn, LLC
 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 309 Seasons Court, Pittsburgh, Pennsylvania 15239. Deed Book Volume 16924, Page 31, Block and Lot # 972-H-252.

72 Apr23. Unknown Heirs of Raymond S. Wentworth, Jr.

GD-22-006448—\$30,901.57
 Elizabeth P. Sattler, Esq.
 412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Being vacant land, known as 264 McKim Drive, Pittsburgh, PA 15239. Deed Book 7437, Page 238. Block and Lot Number 1103-K-358.

Richland**96. Melissa A. McWilliams and David J. McWilliams**

MG-22-000869—\$151,117.03
 Richard M. Squire & Associates, LLC
 215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Richland: Having erected thereon a dwelling being known and numbered as 4137 Gibsonia Road, Gibsonia, PA 15044. Deed Book Volume 10168, Page 550. Block and Lot Number 1665-S-00361-0000-00.

Ross**28. Robert J. Fritz**

GD-22-013650—\$98,899.85
 The Law Office of Gregory Javardian, LLC
 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 112 Brunner Drive, Pittsburgh, PA 15214 a/k/a 112 Brunner Court, Pittsburgh, PA 15214. Deed Book Volume 16692, Page 245. Block and Lot Number 162-E-109.

29. Mallory E. Poskey

MG-22-000692—\$162,243.28
 Stephen Panik, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 306 Good Lane, Pittsburgh, PA 15237. Deed Book Volume 15752, Page 332. Block and Lot Number 0430-A-00330-0000-00.

60. Mark Spieler a/k/a Mark A. Spieler and Michelle Spieler a/k/a Michelle F. Spieler

MG-22-000501—\$143,479.39
 Powers Kirn, LLC
 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 163 2nd Avenue, Pittsburgh, PA 15229. Deed Book Volume 13186, Page 461, Instrument No. 2007-8860, Block and Lot #430-P-204.

Shaler**25. Rosemary B. Holcomb, Personal Representative of the Estate of Barbara M. Holcomb, Deceased, John Holcomb and Ronald Clifton**

GD-22-013453—\$88,841.10
 The Law Office of Gregory Javardian, LLC
 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 128 Westwood Avenue, Pittsburgh, PA 15209. Deed Book Volume 18406, Page 434. Block and Lot Number 165-H-38.

50. Jennifer A. Hajdukiewicz

MG-22-000884—\$54,839.81
 Manley Deas Kochalski LLC
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having

erected thereon a dwelling being known and numbered as 204 Delaware Drive, Glenshaw, PA 15116. Document Number 2004-19412, Deed Book Volume 12081, Page 214. Block and Lot Number 0434-N-00136-0000-00.

87. Mary Ann Johnson

MG-22-000806—\$91,024.94
 Manley Deas Kochalski LLC
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Parcel 1: Having erected a dwelling being known and numbered as 140 Dehaven Avenue, Glenshaw, PA 15116 a/k/a 140 Dehaven Avenue, Shaler, PA 15116, Document Number 45373, Deed Book Volume 4502, Page 578, Block and Lot Number 0615-R-00056-0000-00.

Parcel 2: Vacant land being known and numbered as Dehaven Avenue, Glenshaw, PA 15116 a/k/a Dehaven Avenue, Shaler, PA 15116, Document Number 45373, Deed Book Volume 4502, Page 578, Block and Lot Number 0615-R-00060-0000-00.

South Fayette**95. David Bradwell**

MG-22-000309—\$224,896.08
 Richard M. Squire & Associates, LLC
 215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Fayette: Having erected thereon a residential dwelling being municipally known and numbered as 105 Myrtle Street, Oakdale, PA 15071. Deed Book Volume 18025, Page 536. Block and Lot Number 0407-K-00028-0000-00.

South Park**8. Cynthia M. Cerninara**

MG-22-000754—\$24,130.88
 Stephen Panik, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 2919 Overhill Street, South Park, PA 15129. Deed Book Volume 14093, Page 305. Block and Lot Number 1009-F-00217-0000-00.

Springdale Township**71. Barry Gilliam and Paula D. Gilliam**

MG-22-000054—\$211,890.94
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Having erected thereon a dwelling being known and numbered as 220 Sycamore Ridge Drive, Springdale, PA 15144. Deed Book 16759, Page 24. Block and Lot Number 626-S-229.

Upper St. Clair**13. Thomas A. Bennett and Misty D. Bennett**

MG-18-000769—\$268,645.82
 Stephen Panik, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2123 Clairmont Drive, Pittsburgh, PA 15241. Deed Book Volume 14979, Page 261. Block and Lot Number 0321-P-00022-0000-00.

31. John Michael Tomaro

MG-22-000525—\$689,285.21
 Stephen Panik, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 212 Lucca Lane, Pittsburgh, PA 15241. Deed Book Volume 17409, Page 328. Block and Lot Number 0319-K-00196-0000-00.

West Deer

4. Thelma Seybert and Fred E. Seybert
MG-22-000043—\$84,388.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 332 Hickory Street, Tarentum, PA 15084. Deed Book 15781, Page 333. Block and Lot Number 2012-H-245.

97. Mark J. Krauland, Administrator of the Estate of Josephine C. Krauland
GD-22-012072—\$345,680.00
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 211 Meadowood Drive, Cheswick, PA 15024 a/k/a 211 Meadowood Drive, Cheswick, PA 15024. Deed Book Volume 5398, Page 194, Block & Lot No. 1360-H-00242-0000-00.

West Homestead

65. Robert Radaci
MG-22-000709—\$83,438.14
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a single family residential dwelling being known and numbered as 3649 Daniel Drive, Homestead, PA 15120. Deed Book Volume 11375, Page 496. Block and Lot Number 91-H-8.

West Mifflin

34. Irvin Rice, Sr. as Executor of the Estate of Virgil Rice, Deceased
MG-18-000621—\$31,736.34
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 3323 Duquesne Avenue, West Mifflin, PA 15122. Deed Book 4965, Page 713. Block and Lot Number 181-G-122.

72. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust Not In Its Individual Capacity But Solely As Owner Trustee Of Residential Credit Opportunities Trust II
GD-19-014910—\$85,159.95
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, West Mifflin Borough: Having erected thereon a 1 story dwelling being known and numbered as 2612 Homestead Duquesne Road, West Mifflin, PA 15122. Deed Book 16786, Page 492. Block and Lot Number 241-B-175.

79. Melissa Lambert
MG-22-000963—\$135,932.16
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

West Mifflin: Having erected thereon a dwelling being known and numbered as 317 Maple Street, West Mifflin, PA 15122. Deed Book Volume 17678, Page 550. Block and Lot 0180-S-00188-0000-00.

82. Michael Velky
MG-19-001304—\$68,827.28
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 627 McGowan Avenue, West Mifflin, PA 15122 a/k/a 627 McGowan Avenue, Pittsburgh, PA 15122. Document Number 2017-32690, Deed Book Volume 16983, Page 140. Block and Lot Number 0385-H-00042-0000-00.

West View

69. Thomas R. Dineen and Tammy L. Dineen
MG-22-000523—\$138,155.69
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, West View Borough: Having erected thereon a two story dwelling known and numbered as 90 Jamaica Avenue, Pittsburgh, PA 15229. Deed Book 30682 And Page 139. Block & Lot No. 279-D-130.

White Oak

99. David Van Hise and Shirley L. Van Hise
MG-22-000471—\$167,916.07
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 3169 Jacks Run Road, McKeesport, Pennsylvania 15131. Deed Book Volume 12217, Page 78, Block & Lot No. 0647-L-00045-0000-00.

Wilkinsburg

2. Certified Affordable Housing Group, LLC
GD-21-008726—\$56,868.38
John R. K. Solt, Esq.
610-865-2465

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling, known and numbered as 2050-2052 Chalfant Street, Pittsburgh, PA 15221. Deed Book Volume 17022, Page 291. Lot/Block No. 297-F-17.

3. Cheksha D. Fincher and Wesley T. McSkill, Jr.
MG-22-000021—\$18,743.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1373 Laketon Road, Pittsburgh, PA 15221. Deed Book 15209, Page 495. Block and Lot Number 232-L-118.

17. William E. Brown, Jr. and the United States of America
GD-22-009776—\$13,096.56
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two-family dwelling being known and numbered as 1155 Rebecca Ave., Pittsburgh, PA 15221. Deed Book 7610, Page 639. Block and Lot Number 233-K-119.

18. Stephen M. Vandiver, Gerald S. Barnwell and the United States of America
GD-22-012221—\$15,561.81
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1030 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 11910, Page 528. Block and Lot Number 233-K-187.

35. Donald N. Turner, with Notice to Heirs and Assigns and the United States of America
GD-21-015080—\$24,187.82
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 1740 Wesley Street, Pittsburgh, PA 15221. Deed Book 8017, Page 554. Block and Lot Number 232-M-244.

37. Shiv Property Development Inc.
GD-21-014907—\$26,779.93
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a commercial apartment building being known and numbered as 600-602 Ella Street, Pittsburgh, PA 15221. Deed Book 17653, Page 486. Block and Lot Number 233-K-78.

52. Garry J. Duke
GD-19-011299—\$4,158.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a one story commercial garage being known as 1206 Montier Street, Pittsburgh, PA 15221. Deed Book Volume 11343, Page 496. Block & Lot No. 233-B-12.

55. Lejune Jordan, Administratrix of the Estate of Maryln C. Black, Deceased
GD-22-009509—\$16,259.74
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a rowhouse dwelling being known and numbered as 1217 Hill Ave., Pittsburgh, PA 15221. Deed Book 11660, Page 582. Block and Lot Number 232-R-149.

56. Chu-Ying Liao
GD-22-013638—\$21,399.26
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 2326 McNary Blvd., Pittsburgh, PA 15235. Deed Book 17544, Page 136. Block and Lot Number 297-G-105.

67. Dianne E. Hawkins a/k/a Dianne E. Smith-Hawkins and Joseph D. Hawkins
MG-22-000641—\$52,950.12
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 423 Montview Place, Pittsburgh, PA 15221. Deed Book Volume 6900, Page 621. Block and Lot Number 233-N-30.

81. East End Holdings LLC
GD-22-011824—\$25,041.74
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a commercial apartment building being known and numbered as 722 North Ave., Pittsburgh, PA 15221. Deed Book 15608, Page 306. Block and Lot Number 175-S-263.

86. Erin Wick, Individually and as Executrix of the Estate of John S. Klimchak
GD-20-001319—\$41,736.95
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 1416 Paden Street, Pittsburgh, PA 15221. Document Number 2004-31574, Deed Book Volume 12188, Page 11. Block and Lot Number 0297-J-00108-0000-00.

91. Jessica Fischoff a/k/a Jessica R. Fischoff and Marlee Standard
MG-22-000332—\$131,648.27
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 2347 Hollywood Drive, Pittsburgh, PA 15235. Deed Book Volume 16341, Page 561. Block and Lot Number 0297-C-00135-0000-00.

93. Shelley Y. Pridgen, Administratrix of the Estate of Horace G. Pridgen a/k/a Marvin Cullens, and the United States of America
GD-22-001546—\$19,451.89
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 611 North Avenue, Pittsburgh, PA 15221. Deed Book 10855, Page 323. Block and Lot Number 175-M-290.

Pittsburgh—2nd Ward

19. Jeffrey C. Wilson
MG-22-000663—\$531,157.69
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Pittsburgh, 2nd Ward: Having erected thereon a condominium unit designated as Unit 610, located in the property known, named and identified as The Residences At Piatt Place, A Condominium, 301 Fifth Avenue, Pittsburgh, Pennsylvania, 15219. Deed Book Volume 13868, Page 233. Block/Lot Number 1-D-259-C610.

Pittsburgh—10th Ward

62. Alfredo F. Russo
MG-19-000373—\$58,212.62
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, and 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1711 Morningside Avenue, Pittsburgh, PA 15206. Deed Book Volume 15844, Page 313. Block and Lot Number 0121-K-00041-0000-00.

74. Mary C. Persinger
MG-23-000022—\$15,748.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as

1667 Jancey Street, Pittsburgh, PA 15206.
Deed Book 7808, Page 569. Block and Lot
Number 121-K-133.

Pittsburgh—13th Ward

14. Tatia Conley a/k/a Tatia M. Conley, in Her Capacity as Heir of Sharnel Conley, Deceased; Monique M. Conley, in Her Capacity as Heir of Sharnel Conley, Deceased; Autumn M. Conley, in Her Capacity as Heir of Sharnel Conley, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sharnel Conley, Deceased

MG-22-000593—\$60,329.77

Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 638 Singer Place, Pittsburgh, PA 15221. Deed Book Volume 33632, Page 469. Block and Lot Number 0175-D-00286-0000-00.

53. Gloria L. Jones, Deceased with Notice to Heirs and Assigns

GD-07-008538—\$19,980.15

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

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a two story two family brick house being known as 8415 Frankstown Avenue, Pittsburgh, PA 15235. Deed Book Volume 5988, Page 931, Block & Lot 231-F-292.

92. Valerie Williams in Her Capacity as Heir of Alphonso Minter, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Alphonso Minter, Deceased

MG-21-000190—\$21,526.97

Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh Having erected thereon a dwelling being known and numbered as 532 North Murtland Street, Pittsburgh, PA 15208. Deed Book Volume 6375, Page 902. Block and Lot Number 0125-M-00366-0000-00.

Pittsburgh—14th Ward

76. Robert Marmarosa, Jr., in His Capacity as Heir of Robert F. Marmarosa, Sr.; Carmin Marmarosa, in His Capacity as Heir of Robert F. Marmarosa, Sr.; Steven Marmarosa a/k/a Stephen Marmarosa, in His Capacity as Heir of Robert F. Marmarosa, Sr.; Theresa Celo a/k/a Teri Celo Marmarosa, in Her Capacity as Heir of Robert F. Marmarosa, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert F. Marmarosa, Sr.

MG-21-000232—\$96,673.84

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Parcel One: Having erected thereon a dwelling being known and numbered as 401-403 Saline St., Pittsburgh, PA 15207. Deed Book Volume 15415, Page 575. Block and Lot 0054-J-00083-0000-00.

Parcel Two: Vacant Land being known as 401-403 Saline St., Pittsburgh, PA 15207. Deed Book Volume 15415, Page 575. Block and Lot 0054-J-00081-0000-00.

Pittsburgh—16th Ward

24. Timothy D. Hackel

GD-20-002685—\$28,177.42
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 110 Syrian Street, Pittsburgh, PA 15210. Deed Book Volume 13459, Page 162, Block and Lot 0030-J-00068-0000-00.

Pittsburgh—18th Ward

59. Rosemarie M. Blakemore

MG-22-000569—\$28,904.14
Richard M. Squire & Associates, LLC
215-886-8790

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 830 Lillian Street, Pittsburgh, PA 15210. Deed Book Volume 8190, Page 363. Block and Lot Number 0014-K-00032-0000-00.

Pittsburgh—19th Ward

46. Timothy R. Baker

GD-18-002749—\$2,669.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 19: Having erected thereon a two story frame house being known as 127 Labelle Street, Pittsburgh, PA 15211. Deed Book Volume 14331, Page 75. Block & Lot No. 1-N-49.

Pittsburgh—20th Ward

64. Morris E. Turner, Jr. and Crystal D. Turner

MG-22-000209—\$257,408.81
Richard M. Squire & Associates, LLC
215-886-8790

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being municipally known and numbered as 203 Oak Brook Circle, Pittsburgh, PA 15220. Deed Book Volume 11363, Page 536. Block and Lot Number 0018-B-00135-0000-00.

Pittsburgh—21st Ward

33. Clarence L. Avery, III

MG-22-000056—\$83,936.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1245 Island Avenue, Pittsburgh, PA 15212. Deed Book 16137, Page 104. Block and Lot Number 45-P-102.

Pittsburgh—23rd Ward

40. Paul J. McArdle

GD-18-001173—\$4,849.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 23: Having erected thereon a three story brick house being known as 601 Avery Street, Pittsburgh, PA 15212. Deed Book Volume 10136, Page 645. Block & Lot No. 24-N-286-1.

Pittsburgh—26th Ward

10. Anthony C. Gilmore

MG-16-001659—\$58,166.79
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 56 Bascom Avenue, Pittsburgh, PA 15214. Deed Book Volume 14120, Page 372. Block and Lot Number 162-R-42.

Pittsburgh—27th Ward

12. Melissa Coleman

MG-18-001001—\$34,013.73
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1236 Thelma Street, Pittsburgh, PA 15212. Deed Book Volume 12339, Page 114. Block and Lot Number 45-E-292.

Pittsburgh—29th Ward

58. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Philip G. Rybar, Deceased; Patricia Rutkowski, Solely as Administrator of the Estate of Philip G. Rybar, Deceased

GD-20-004137—\$56,087.62
Stephen Panik, Esq.
Brock & Scott, PLLC
844-856-6646

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 32 Cedricton St., Pittsburgh, PA 15210. Deed Book Volume 13671, Page 205. Block and Lot Number 0033-P-00234-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
May 11, 2023
May 12, 19, 26, 2023



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an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?

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jobs.acba.org.

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:

Cechman, Kenneth Bruce a/k/a Kenneth B. Cechman, deceased, of Borough of Pitcairn, PA. No. 03164 of 2023. Sandra D. Petkus, Extr., 2747 Airport Road, Indiana, PA 15701 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-01790 May 12, 19, 26, 2023

Dunlap, Mary Jane, deceased, of Pittsburgh, PA. No. 03240 of 2023. Brian McCarthy, Extr., 889 Evergreen Road, Lake Oswego, OR 97035 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Ste. 800, Pittsburgh, PA 15222.

23-01801 May 12, 19, 26, 2023

Falter, Richard G., deceased, of Natrona Heights, PA. No. 08249 of 2022. Susan M. Kreutter, Admrx., 3401 Morlock Drive, Bowie, MD 20715 or to Gino F. Peluso, Esq., One Peluso Place - Suite A, 2692 Leechburg Road, Lower Burrell, PA 15068.

23-00950w May 12, 19, 26, 2023

Freeman, Symarian L., deceased, of Pittsburgh, PA. No. 03238 of 2023. DeArtis N. Freeman, Extr., 7125 Upland Street, Pittsburgh, PA 15208 or to Emanuel J. Oakes, Jr., Esq., Law Offices of Emanuel J. Oakes, Jr., 1100 Bessica St., Wilkesburg, PA 15221.

23-01794 May 12, 19, 26, 2023

Gregorich, Joseph E., deceased, of McKees Rocks, PA. No. 03194 of 2023. Rodger J. Gregorich, Extr., 5920 Jordan Road, Erie, PA 16510 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

23-01796 May 12, 19, 26, 2023

Harrilla, Alexander E. a/k/a Alexander Harrilla, deceased, of Hampton Township, PA. No. 3341 of 2023. Julie Harrilla, Extr., 2866 Shamrock Drive, Allison Park, PA 15101 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.

23-01798 May 12, 19, 26, 2023

Larson, Carol R. a/k/a Carol Ruth Larson a/k/a Carol R. Engleman, deceased, of Penn Hills, PA. No. 03251 of 2023. Michael D. Larson-Edwards, Extr., 2004 Olivette Drive, Cheswick, PA 15024 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-01791 May 12, 19, 26, 2023

Murdy, Ruth R., deceased, of Shaler Township, PA. No. 03453 of 2023. Deborah Oblinger, Extr., c/o C. Kurt Mulzet, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

23-00948w May 12, 19, 26, 2023

Myers, Barbara L., deceased, of Pittsburgh, PA. No. 01081 of 2023. Eugene N.

Myers, Extr., 5000 Fifth Avenue, #303, Pittsburgh, PA 15232 or to Rebecca A. Winge, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222.

23-01799 May 12, 19, 26, 2023

O'Leary, Melissa A., deceased, of Glenshaw, PA. No. 02877 of 2023. Jeffrey B. Balicki, Extr., 2215 Hassinger Lane, Glenshaw, PA 15116 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

23-01793 May 12, 19, 26, 2023

Rossman, Cora D. a/k/a Cora Dean Rossman, deceased, of Oakdale, PA. No. 1820 of 2023. Kimberly J. Rohbeck, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

23-01797 May 12, 19, 26, 2023

Sadosky, Dennis P., deceased, of Pittsburgh, PA. No. 2594 of 2023. Barbara A. Sadosky, Extr., 522 Weyman Road, Pittsburgh, PA 15236 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

23-01792 May 12, 19, 26, 2023

Sammel, Karly L., deceased, of South Park, PA. No. 01388 of 2023. Janice R. Sammel, Admrx., c/o Taressa J. Wills, Esq., The Wills Law Firm, PC, 720 Acorn Lane, Jefferson Hills, PA 15025.

23-01789 May 12, 19, 26, 2023

Springer, Jr., John Adams, deceased, of Pittsburgh, PA. No. 03354 of 2023. Mary C. Springer, Admrx., 1000 2nd Street, Unit 305, Fairport Harbor, OH 44077 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

23-01800 May 12, 19, 26, 2023

DeLeonibus, Michele A. a/k/a Michele DeLeonibus, deceased, of Pittsburgh, PA. No. 03033 of 2023. Karen Kerin, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-00891w May 5, 12, 19, 2023

DiCaprio, Jr., Raymond J., deceased, of Pittsburgh, PA. No. 02305 of 2023. Rena DiCaprio Mosco, Extr., 6932 Standish Street, Pittsburgh, PA 15206 or to Mary Elizabeth Fischman, Esq., Dornish Law Offices, P.C., 6000 Brooktree Road, Suite 301, Wexford, PA 15090.

23-00896w May 5, 12, 19, 2023

Ferra, John, deceased, of Franklin Park, PA. No. 07321 of 2022. Linda Ferra-Dresmich, Extr., 449 Jenny Drive, Gibsonia, PA 15044 or to Theodore A. Saad, Esq., Verterano & Manolis, 2622 Wilmington Road, New Castle, PA 16105-1530.

23-01717 May 5, 12, 19, 2023

Johnson, Glenn B., deceased, of Upper St. Clair Township, PA. No. 02921 of 2023. Scott E. Johnson, Extr., c/o Wendy D. Heleen, Esq., GRB Law, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.

23-01716 May 5, 12, 19, 2023

Kane, Edna Mae, deceased, of Pittsburgh, PA. No. 03207 of 2023. John T. Kane, Jr., Co-Extr., 110 Kinvara Court, Pittsburgh, PA 15237 and Joan T. Vican, Co-Extr., 241 Gilpin Drive, West Chester, PA 19382 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-00893w May 5, 12, 19, 2023

Kelly, Doris Maioli, deceased, of Bridgeville, PA. No. 02971 of 2023. Gail Hayes, Co-Extr., 257 Ramsey Avenue, Bridgeville, PA 15017 and Wade Filippi, Co-Extr., 332 Old Lesnett Road, Pittsburgh, PA

15241 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

23-01715 May 5, 12, 19, 2023

Kozy, William R., deceased, of Scott Township, PA. No. 02392 of 2023. Margaret L. Lenosky, Extr., 668 Custer Lane, Tarentum, PA 15084 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-01714 May 5, 12, 19, 2023

Larkin, Helene Ann, deceased, of Wexford, PA. No. 03337 of 2023. Maribeth Marsh, Extr., c/o John W. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.

23-00892w May 5, 12, 19, 2023

McNeil, Leslie Carol a/k/a Leslie C. McNeil, deceased, of Summit County, OH. No. 02698 of 2023. Henry L. McNeil, Extr., 907 Russell Ave., Akron, OH 44307 or to Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Suite 204, Pittsburgh, PA 15234.

23-01718 May 5, 12, 19, 2023

Nikolaevich, Nickolas a/k/a Nickolas J. Nikolaevich, deceased, of Tarentum, PA. No. 02820 of 2023. Kim E. Nikolaevich, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

23-01710 May 5, 12, 19, 2023

Ridge, Ann I. a/k/a Angelica I. Ridge, deceased, of Mt. Lebanon, PA. No. 03116 of 2023. Andrea Moorman, Extr., 1044 Glen Oak Drive, Bethel Park, PA 15102 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

23-01712 May 5, 12, 19, 2023

Skantar, Frances a/k/a Frances Theresa Skantar, deceased, of Verona, PA. No. 05592 of 2022. Lisa Vincunas, Admrx., 347 Nelson Drive, Monroeville, PA 15146 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-01713 May 5, 12, 19, 2023

Stewart, Jr., William C., deceased, of Pittsburgh, PA. No. 02941 of 2023. Colleen M. Stewart, Admrx., 4506 Main Street, Munhall, PA 15120.

23-00890w May 5, 12, 19, 2023

Tinney, II, John R., deceased, of Pittsburgh, PA. No. 03220 of 2023. Thomas Tinney, Admr., 168 Cranbrook Drive, Coraopolis, PA 15108 or to Anthony Patterson, Esq., Anthony E. Patterson & Associates, PC, 304 Ross Street, Suite 505, Pittsburgh, PA 15219.

23-00895w May 5, 12, 19, 2023

Unger, Laverne M., deceased, of West View, PA. No. 02739 of 2023. Robert J.

ACBA Probate and Trust Law Section Notice of Annual Meeting

Tuesday, May 16, 2023 | 4-6 p.m.

Koppers Building Conference Center
436 Seventh Ave., Pittsburgh, PA 15219

All ACBA Probate and Trust Law Section members are invited to celebrate the end of the "bar year" by attending a one-hour CLE, "Bitcoin, Crypto and Estate Planning for Unique Assets" followed by a networking reception, sponsored by Shorebridge Wealth Management. The event will also feature the election of new Section Council members for the 2023-24 bar year.

The following individuals have been nominated for Council positions for the term beginning July 1, 2023 and continuing through June 30, 2024. Nominations from the floor also will be accepted.

Three-Year Council Members

Ben Ciocco
Tom Dempsey
Leslie Dutchcot
Paul Stefano
Liz Uhler
Alyssa Zottola

Additionally, the following individual has been nominated to fill the current two-year vacancy on council:

Two-Year Council Member
Ken Hager

Register for the event at [ACBA.org](https://www.acba.org).

Unger, Extr., 333 Highland Avenue, Pittsburgh, PA 15229 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.
23-01711 May 5, 12, 19, 2023

Clark, Robert W., deceased, of Pittsburgh, PA. No. 02556 of 2023. Kristine L. Thorniley, Extr., 10911 Farview Drive, North Huntingdon, PA 15642 or to Dennis D. Del Cotto, Esq., 4345 Old Wm. Penn Hwy., Murrysville, PA 15668.
23-00852w Apr 28; May 5, 12, 2023

D'Incau, Joseph Gerard a/k/a Joseph D'Incau a/k/a Joseph D'Incau, Sr. a/k/a Joseph G. D'Incau a/k/a Joseph G. D'Incau, Sr. a/k/a Joseph Gerard D'Incau, Sr., deceased, of Plum Borough, PA. No. 02281 of 2023. Gregory C. Moore, Admr. c.t.a. and Atty., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601.
23-01607 Apr 28; May 5, 12, 2023

Duncan, Hans T. a/k/a Hans Tate Duncan, deceased, of Tarentum, PA. No. 02789 of 2023. Diane K. Duncan, Co-Extr., 333 Tarentum Culmerville Road, Tarentum, PA 15084 and John A. Duncan, Co-Extr., P.O. Box 122, Curllsville, PA 16221 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Road, Natrona Heights, PA 15065.
23-00840w Apr 28; May 5, 12, 2023

Gadomski, Arleen, deceased, of Ross Township, PA. No. 02210 of 2023. Raymond Gadomski, Admr., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-01608 Apr 28; May 5, 12, 2023

Hazard, Troy L., deceased, of McKeesport, PA. No. 03075 of 2023. Taylor L. Hazard, Admr. c.t.a., c/o Nicholas Longinotti, Esq., Sechler Law Firm, LLC, 20206 Route 19, Ste. 300, Cranberry Township, PA 16066.
23-00839w Apr 28; May 5, 12, 2023

Hurl, Dorothy M., deceased, of Whitehall, PA. No. 00617 of 2023. Jane H. Weaver, Extr., 200 Peach Drive, Pittsburgh, PA 15236 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.
23-01609 Apr 28; May 5, 12, 2023

Jani, Joseph, deceased, of Moon Township, PA. No. 01974 of 2023. Barbara Jani, Admr., 3107 Warwick Court, Moon Township, PA 15108 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.
23-00850w Apr 28; May 5, 12, 2023

Johnson, Dolores E., deceased, of Pittsburgh, PA. No. 02376 of 2023. William S. Johnson, III, Extr., 224 Summit Drive, Pittsburgh, PA 15238 or to Thomas J. Dausch, Esq., Dausch & Associates PC, 1912 Main Street, Pittsburgh, PA 15215.
23-00845w Apr 28; May 5, 12, 2023

Kinsel, Mary T., deceased, of West Deer Township, PA. No. 02915 of 2023. Thomas A. Kinsel, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
23-01610 Apr 28; May 5, 12, 2023

Lamoreau, Michael David, deceased, of Findlay Township, PA. No. 03107 of 2023. Nathaniel Lamoreau, Extr., 40 Hamilton Lane, Clinton, PA 15026 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
23-00844w Apr 28; May 5, 12, 2023

Leskovic, Deborah A., deceased, of Cheswick, PA. No. 02637 of 2023. Robert J. Layhew, Extr., 520 Oakwood Ave., Springdale, PA 15144 or to Charles J.

Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Road, Natrona Heights, PA 15065.
23-00843w Apr 28; May 5, 12, 2023

Marsico, Brenda J., deceased, of Kennedy Township, PA. No. 03109 of 2023. Debra Olinger, Extr., 545 Center Street, Carnegie, PA 15106 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.
23-00846w Apr 28; May 5, 12, 2023

McCormick, Evelyn S., deceased, of Pittsburgh, PA. No. 02512 of 2023. April L. Winklmann, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-01611 Apr 28; May 5, 12, 2023

McCurdy, Carol E., deceased, of Natrona Heights, PA. No. 02349 of 2023. Cathy L. Lucke, Co-Extr., 1024 Olive Ave., Natrona Heights, PA 15065 and James R. McCurdy, Co-Extr., 203 Srader Grove Road, Freeport, PA 16229 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Road, Natrona Heights, PA 15065.
23-00842w Apr 28; May 5, 12, 2023

Miller, Wendi A., deceased, of Pittsburgh, PA. No. 02797 of 2023. Cooper Miller, Extr., 134 Franklin St., Poughkeepsie, NY 12601.
23-00855w Apr 28; May 5, 12, 2023

Naviglia, Leonard P., deceased, of Tarentum, PA. No. 03008 of 2023. Thomas A. Naviglia, Extr., 906 Dickey Street, Tarentum, PA 15084 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Road, Natrona Heights, PA 15065.
23-00841w Apr 28; May 5, 12, 2023

Neal, Margaret Louise, deceased, of Pittsburgh, PA. No. 06749 of 2022. Jamie Lynn Schoen, Extr., 3106 Frederick Street, Pittsburgh, PA 15212 or to William F. Goodrich, Esq., Goodrich & Geist, P.C., 3634 California Avenue, Pittsburgh, PA 15212.
23-00849w Apr 28; May 5, 12, 2023

Orsatti, Ubaldo Ernest, deceased, of Pittsburgh, PA. No. 02643 of 2023. Ernest Orsatti, Extr., 106 Union Court, Sewickley, PA 15143 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.
23-00853w Apr 28; May 5, 12, 2023

Petro, Nicole Marie, deceased, of Pittsburgh, PA. No. 03047 of 2023. Sandra Petro, Admr., c/o Albert G. Reese, Jr., Esq., Law Office of Albert G. Reese, Jr., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
23-00848w Apr 28; May 5, 12, 2023

Rainey, Leslie D., deceased, of Pittsburgh, PA. No. 02827 of 2023. Theresa L. Evans-Wooten, Extr., 173 Harvest Drive, Verona, PA 15147.
23-00854w Apr 28; May 5, 12, 2023

Reeby, Elsie F., deceased, of Pittsburgh, PA. No. 02346 of 2023. Christy S. Tyberg, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-01612 Apr 28; May 5, 12, 2023

Sabol, John O., deceased, of Pittsburgh, PA. No. 01702 of 2023. John O. Sabol, Jr., Admr., c/o Richard J. Schubert, Esq., Alpernschubert, P.C., Grant Building, 310 Grant Street, Ste. 2727, Pittsburgh, PA 15219.
23-01614 Apr 28; May 5, 12, 2023

Scalercio, Alice E., deceased, of Alleppo Township, PA. No. 02838 of 2023. Anthony Scalercio, Extr., c/o Julian E. Gray, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-01617 Apr 28; May 5, 12, 2023

Schroeffel, Carolyn E., deceased, of Oakdale, PA. No. 00997 of 2023. Keri J. Schroeffel, Extr., 500 Elder Street, Bulger, PA 15019.
23-01613 Apr 28; May 5, 12, 2023

Smotzer, Henrietta W. a/k/a Henrietta Smotzer, deceased, of Springdale Borough, PA. No. 02717 of 2023. Linda L. Reno, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
23-01615 Apr 28; May 5, 12, 2023

White, Sadie Mae a/k/a Sadie White, deceased, of Bridgeville, PA. No. 02324 of 2023. Darah Thompson, Extr., c/o Jennifer Rose, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
23-01616 Apr 28; May 5, 12, 2023

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Robals Inc.
23-00943w May 12, 2023

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Glenn W. Ott and Beth A. Ott Case No. 21-22347-GLT

Notice of sale
Property includes debtor's real property 210 Southvue Drive, Pittsburgh, PA 15236.
Debtor received an Offer of \$402,500.00.
Date of Sale Hearing: May 31, 2023, at 10:00 a.m.

Please refer to the Western District of Pennsylvania Bankruptcy Court's EASI Website for additional information.

Additional information is available at the office of the Debtor's attorney, Thompson Law Group, P.C., 125 Warrendale-Bayne Road, Suite 200, Warrendale, PA 15086, Phone Number (724) 799-8404, Fax Number (724) 799-8409.
23-01869 May 12, 2023

Certificate of Organization Limited Liability Company

Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Festa Motorsports, LLC.
23-00942w May 12, 2023

Certificate of Organization Limited Liability Company

Bruce E. Dice, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Nickgage Painting LLC.
23-01795 May 12, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005271. In re: Petition of Megan Elizabeth

Sullivan, for change of name to Megan Sullivan Klein. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 8, 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.
23-00945w May 12, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-4228. In re: Petition of Jacob Neil Troetschel, for change of name to Jacob Neil. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 8, 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.
23-00951w May 12, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-005239. In re: Petition of Diana Sarah Clarke, for change of name to Dade Azrile Lemanski. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, June 8, 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.
23-00952w May 12, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
Case No.: MG-22-000585
Dollar Bank, Federal Savings Bank, Plaintiff,
vs.
Allen King And Michelle Rogers, Known Heirs of the Estate of Cynthia King, and the Unknown Heirs, Executors and Administrators of the Estate of Cynthia King, Defendants.

Notice of Sheriff's Sale of Real Estate on July 3, 2023, at 9:00 a.m. in the Allegheny County Courthouse, Gold Room, Fourth Floor, Pittsburgh, PA.

All The Right, Title, Interest And Claim Of Allen King And Michelle Rogers, Known Heirs Of The Estate Of Cynthia King, And The Unknown Heirs, Executors And/OR Administrators Of The Estate Of Cynthia King Of, In And To The Following Described Property:

All The Following Described Real Estate Situated In The Commonwealth Of Pennsylvania, County Of Allegheny, Borough Of Versailles. Having Erected Thereon A Two Story Brick And Veneer House With Integral Garage Known And Numbered As 4600 3rd Street, McKeesport, PA 15132. DBV 10528, Page 291, Block and Lot #555-S-246.

Dollar Bank, Federal Savings Bank, vs. Allen King and Michelle Rogers, Known Heirs of the Estate of Cynthia King, and The Unknown Heirs, Executors and/or Administrators of the Estate of Cynthia King, at Execution No. GD-22-000585 in the amount of \$16,776.66.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in

accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthon, Esquire
Grenen & Birsic, P.C.
One Gateway Center, 9th Fl
Pittsburgh, PA 15222
(412) 281-7650
23-01788 May 12, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-21-011614. Notice is hereby given to all unknown heirs of Harold Jackson, deceased and Violet Jackson, deceased and all other parties of interest, that the tax sale scheduled for May 1, 2023 has been continued to July 3, 2023 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 422 E. Carter Drive, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 376-R-328. This notice acts as service of the Rule 3129.3 pursuant to the May 17, 2022 Order of Court.

23-01813 May 12, 2023

Notice

In the Court of Common Pleas of Allegheny County, Orphans' Court Division, Estate of Clifford L. Gandy, Sr., deceased, Case No. 3432 of 2023: Notice is hereby given that on May 5, 2023, a Petition was filed by Darlene Gandy, to terminate the interests of the heirs and devisees of Clifford L. Gandy, Sr., deceased, in the real estate located at 1614 Maplewood Avenue, Pittsburgh, PA 15221, and determine that fee simple title is in the Petitioner. If no exceptions to the Petition are filed within 30 days, Petitioner will seek an Order adjudging that title is in Petitioner.

23-01823 May 12, 19, 26, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
AR-22-004153

Allegheny County Central Tax Collection District, Plaintiff,
vs.
Brandon M. Collins, Defendant(s).
Brandon M. Collins:

You are hereby notified that on November 28, 2022 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-22-004153. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2013, 2014, 2016, 2017, 2018 and 2019 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)
23-01873 May 12, 2023

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
In Rem Proceeding
Civil Action
No. GD-23-5702
Columbia Gas of Pennsylvania, Inc.,
121 Champion Way, Suite 100
Canonsburg, Pennsylvania 15317,
Condemnor,
v.

Real Property Situate in Kilbuck Township, Allegheny County, Pennsylvania, with a physical address at Roosevelt Road, Pittsburgh, Allegheny County, Pennsylvania, known as Parcel ID No. 0346-E-00035-0000-00,
Condemnee.

Notice Of Condemnation For Pipeline Right-Of-Way

Notice is given to the heirs, successors or assigns, if any, and unknown owners of real property situate in Kilbuck Township, Allegheny County, Pennsylvania, as vested by that certain Deed dated April 29, 1971, of record in the Office of Recorder of Deeds of Allegheny County at Deed Book 4634, Page 169, and related documents of record in the Office of Recorder of Deeds of Allegheny County, and known as Allegheny County Tax Parcel Number 0346-E-00035-0000-00, that Columbia Gas of Pennsylvania, Inc. has filed a Verified Application for Taking a Natural Gas Right-of-Way pursuant to 15 Pa. Cons. Stat. § 1511 to acquire an easement for a temporary construction easement and permanent pipeline easement and right-of-way on the property. The easements are described in the Verified Application for Taking a Natural Gas Right-of-Way and depicted on the map attached to it. The action was filed on May 3, 2023. Just compensation has been secured by the posting of a bond in the amount of \$2,000.00.

23-01787 May 11, 12, 18, 19, 2023

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Fayette County, Pennsylvania
Orphans' Court Division
No. 3 ADOPT 2023

In Re: Adoption of Breeonna Michelle Paolicelli
To: Christopher David Paolicelli

A petition has been filed asking the court to put an end to all rights you have to your child Breeonna Michelle Paolicelli. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 5 of the Fayette County Courthouse, Uniontown, Pennsylvania at 1:30 p.m. on May 24, 2023.

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 without you being present.

You are also notified of Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following the adoption between an adoptive parent, a child, and birth parent, and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer and cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Phone: 1-800-692-7375
23-01874 May 12, 2023

Voluntary Dissolution Business Corporation

Notice is hereby given by J&R Homes 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, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania. All persons having a claim against the Corporation are required to present their claims against the Corporation in accordance with this notice. All such claims must be presented in writing and contain sufficient information reasonably to inform the Corporation of the identity of the claimant and the substance of the claim. All such claims must be sent to Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 16th Fl., 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222.

23-01802 May 12, 19, 2023

Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by Northern Israel Center for Arts & Technology, Ltd., a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit 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.

23-00940w May 12, 19, 2023

FAMILY DIVISION

(Continued from Page 1, Column 3)

Bauer John A. vs Bauer Frances; FD-23-007908; Divorce; Complaint in Divorce (1 count); Atty(s): Alberts Michael J

Stone William Lamont vs Stone Shannon; FD-23-007909; Divorce; Complaint in Divorce (2 count); Atty(s): Gale Christine

Rubinstein Michael vs Spiece Jennifer; FD-23-007910; Custody; Complaint in Custody (Initial); Atty(s): Joyce Daniel P.

Mastandrea Christopher M. vs Mastandrea Linda A.; FD-23-007911; Divorce; Complaint in Divorce (2 count); Atty(s): Goodyear Lisa Sciuullo

Tully Pierce vs Tully Deborah L.; FD-23-007912; Divorce; Complaint in Divorce (1 count); Atty(s): Gubinsky Mark K

Suttner Douglas vs Suttner Jacquelyn A.; FD-82-005583; Divorce; Decree of Divorce (additional); Atty(s): Pro Se

Varrenti Dorothy vs Varrenti Nicholas John; FD-0988-000010-47; Divorce; Exemplification of Record - Out; Atty(s): Pro Se

Puvvada Sowmya vs Puli Sai Prasanth; FD-23-000597; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Glowacki Chester vs Sicilia Autumn; FD-23-000598; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Howard Octavia vs Gutierrez Erica; FD-23-000599; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Ammons Kaitlyn vs Zecca III James; FD-23-000852; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Bowe Billie G. vs Collington Geoffrey; FD-23-000853; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Braun Kristie vs Mehalcik Taylor; FD-23-000854; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Freeman Dorsey vs Morant Sherice; FD-23-000855; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Moore-Bey Morocco M. vs Walker Anthony; FD-23-000858; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

James Destiny vs Taylor Kahlil; FD-23-000860; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Donten Herbert vs Donten Kayla; FD-23-000922; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Robles Keila vs Ruiz Javier; FD-23-000923; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Bucaro Tiffany vs Mistelske Ray; FD-23-000924; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Lee Gregory vs Lee Louis; FD-23-000925; Protection from Abuse; Confidential Information Form; Atty(s): Pro Se

Bronaugh Cymone E. vs Tabb Jr. Kevin; FD-23-000926; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Pro Se

Maiullo Adrianna A. vs Hooker Bryan; FD-23-002671; Support; Complaint in Support; Atty(s): Pro Se

Gurung Bhim Kala vs Rai Suraj; FD-23-002768; Support; Complaint in Support; Atty(s): Pro Se

McCarthy Ryleigh B. vs Barnes Jr. Sean Martin; FD-23-002843; Support; Complaint in Support; Atty(s): Pro Se

LowryFowler Myah Lynn vs Misko Jordan; FD-23-002854; Support; Complaint in Support; Atty(s): Pro Se

Kansco Amanda Jo vs Fontanazza Jeremy; FD-23-002855; Support; Complaint in Support; Atty(s): Pro Se

Quinn-Valentine Dacarley N vs Stevenson Amir; FD-23-002861; Support; Complaint in Support; Atty(s): Pro Se

Disilvio Jacquelyn vs Martinovic Martin; FD-23-002885; Support; Complaint in Support; Atty(s): Pro Se

Blaney Breanna Marie vs Peck Nolan; FD-23-002887; Support; Complaint in Support; Atty(s): Pro Se

Butler Ashlie L. vs Claybourne Antwon T.; FD-23-002893; Support; Complaint in Support; Atty(s): Pro Se