

**CR-0008915-22;** Michael James Moffett; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**CR-0008989-22;** Michael James Moffett; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

**CR-0008314-22;** Dremajjae Reddix; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eduardo Pablo Chacon**

**CR-0007599-22;** Dremajjae Reddix; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0003867-23;** Erajah Sudduth-Jones; Simple Assault; D-atty: **Taylor M. Staub**

**CR-0003875-23;** Erajah Sudduth-Jones; Fleeing or Attempting to Elude Officer; D-atty: **Taylor M. Staub**

**CR-0000744-23;** Michael M. Wright; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

## Arbitration Trial List

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

Wednesday  
September 20, 2023

**GD-21-008755;** Kovac, et al vs Cochran; P-atty: **Andrew Thomas Flenner, Sarah Thomas, Stephen P. Drexler;** D-atty: **Jeffrey A. Ramaley**

**GD-14-015682;** Francis vs Balisky; P-atty: **Thomas E. Pandaleon;** D-atty: **Douglas J. Keil**

**AR-23-001860;** Citibank N.A. vs Hollinger; P-atty: **Robert M. Kline**

**AR-23-001859;** Citibank N.A. vs Haley; P-atty: **Robert M. Kline;** D-atty: **Pro Se**

**AR-23-001856;** Citibank N.A. vs Ward; P-atty: **Robert M. Kline;** D-atty: **William C. Price, Jr.**

**AR-23-001847;** Citibank N.A. vs Cruz; P-atty: **Robert M. Kline**

**AR-23-001842;** Citibank N.A. vs Nichols Sorrell; P-atty: **Robert M. Kline;** D-atty: **Pro Se**

**AR-23-001838;** Citibank N.A. vs Kamara; P-atty: **Robert M. Kline**

**AR-23-001832;** Discover Bank vs Porter; P-atty: **Andrew Loewy**

**AR-23-001830;** Discover Bank vs Condupa; P-atty: **Andrew D. Loewy**

**AR-23-001827;** Discover Bank vs Kago; P-atty: **Andrew D. Loewy**

**AR-23-001825;** Discover Bank vs Gilbert; P-atty: **Andrew Loewy**

**AR-23-001824;** Williamson vs Devaughn; P-atty: **Pro Se**

**AR-23-001823;** American Express National Bank vs Kaylor; P-atty: **Andrew D. Loewy**

**AR-23-001583;** Rump vs Buzzelli; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-23-001579;** Mockabee-Mitchell vs Manchego; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-23-000688;** Dennison vs Dennison; P-atty: **Milton E. Raiford**

**AR-23-000663;** Bellisario vs Penn; P-atty: **James DePasquale;** D-atty: **Danielle M. Deklewa**

**AR-23-000468;** State Farm Mutual Automobile Insurance vs Johnson; P-atty: **Robert W. Allen;** D-atty: **R. Sean O'Connell**

**AR-23-000462;** Smith vs Ford Motor Company; P-atty: **Robert A. Rapkin;** D-atty: **Rachel Monaghan**

**AR-23-000236;** Weinberg vs Plum Contracting, Inc.; P-atty: **Anthony Werner;** D-atty: **Susan D. Garrard**

**AR-23-000116;** First National Bank of Omaha vs Merichko; P-atty: **Nicholas J. Raker;** D-atty: **Vincent James Krawiec**

**AR-23-000061;** Bank of America N.A. vs Earle; P-atty: **Frederic I. Weinberg**

**AR-22-002448;** Norguard Insurance Company vs Lilac Investments; P-atty: **Andrew Sklar;** D-atty: **John A. Biedrzycki, III**

**AR-22-000665;** Capital One Bank (USA) N.A. vs Muransky; P-atty: **Jonathan Paul Cawley, Bryan J. Polas;** D-atty: **Robert D. Klingensmith**

## 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, October 2, 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, OCTOBER 2, 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, OCTOBER 3, 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 TUESDAY, OCTOBER 10, 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

71. Arlene Verner; and Timothy J. Giltinan, as Administrator of the Estate of Brian Verner

MG-23-000229—\$13,489.57  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1148 Boni Drive, Pittsburgh, PA 15236. Document Number 2005-33565, Deed Book Volume 12610, Page 550. Block and Lot Number 0313-J-00246-0000-00.

### Bethel Park

30. Joseph A. Roberts and Rachel M. Palastro  
GD-17-015569—\$2,962.48  
Joseph W. Gramc, Esq.  
412-281-0587

In Person CLE Seminar Provided by

**Dickie McCamey**

ATTORNEYS AT LAW

at Two PPG Place, Second Floor Auditorium, Pittsburgh, PA

"Helping Domestic Violence Victims Obtain Protection Orders"

Friday, September 29, 2023 | 9:00 a.m. - 1:30 p.m.

Registration from 8:30 - 9:00 a.m.

1 Ethics, 3 Substantive credits

Presented by:

Beth E. Keenan, Esq., Assistant Administrator, PFA Dept., Family Court, Allegheny County | Daniel D. Hargreaves, Esq., Managing Attorney, Family Law, Neighborhood Legal Services | Brittany Conkle, Esq., Women's Center & Shelter of Greater Pittsburgh, Legal Director | Doreen L. Speer, Domestic Relations Office, PFA Dept., Family Court

No registration fee for attorneys or paralegals volunteering to take PFA referrals; \$150 for non-volunteers; \$50 for non-volunteers who do not want CLE credit.

For additional information or registration contact  
LPettinato@dmclaw.com, 412-392-5445 or visit www.dmclaw.com.

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story brick house known as 2544 Highland Circle, Bethel Park, PA 15102. Deed Book Volume 14883, Page 378. Block & Lot No. 392-N-87.

**37. Mark A. Griggs, With Notice to Heirs and Assigns & Ida May Griggs, With Notice to Heirs and Assigns**

GD-23-002985—\$8,841.03  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant residential land known as Cherry Street, Bethel Park, PA 15102. Deed Book Volume 2876, Page 38. Block & Lot No. 567-G-78.

**85. Evelyn O. Sims**

MG-16-001493—\$382,767.24  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 2332, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

**Brackenridge**

**91. Raymond C. Duttine, Jr., in His Capacity as Heir of Raymond C. Duttine; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Raymond C. Duttine**

MG-22-000688—\$135,389.29  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 936 N. Ormond Street, Tarentum, PA 15084. Deed Book Volume 16585, Page 230. Block and Lot 1223-D-00368-0000-00.

**93. Rebekah Anne Brooks**

MG-22-000669—\$58,734.87  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1021 8th Ave., Brackenridge, PA 15014. Deed Book Volume 8397, Page 486. Block and Lot 1367-R-00215-0000-00.

**Castle Shannon**

**13. Glenn Richard Loos and Janet L. Liska**

MG-20-000392—\$79,598.43  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3717 Middleboro Road, Pittsburgh, PA 15234. Deed Book Volume 12087, Page 567. Block and Lot Number 250-G-284.

**Collier**

**38. Constance Papeaka, With Notice to Heirs and Assigns**

GD-22-012642—\$7,138.91  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a one story brick house being known as 163 Baldwin Road, Carnegie, PA 15106. Deed Book Volume 6134, Page 413. Block & Lot No. 263-H-7.

**Duquesne**

**36. Bruce J. Baran**

GD-17-005397—\$6,536.83  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a two story brick commercial building being known as 212-218 Grant Avenue, Duquesne, PA 15110. Deed Book Volume 9870, Page 165. Block & Lot No. 378-A-174.

**East Pittsburgh**

**78. Phillip J. Papa**

MG-22-000255—\$165,100.52  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 609-611 Grandview Ave., East Pittsburgh, PA 15112. Deed Book Volume 17735, Page 284. Block and Lot Number 0375-R-00168-0000-00.

**Frazer**

**14. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC**

GD-21-006145—\$5,960,876.22  
Matthew F. Marshall, Esq.  
Anthony W. Cosgrove, Esq.  
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

**15. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC**

GD-21-010969—\$3,155,828.90  
Matthew F. Marshall, Esq.  
Anthony W. Cosgrove, Esq.  
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

**16. Pitt Galleria Realty LLC, Pitt Realty LLC, Pitt Galleria CH LLC, and Pitt Galleria Nassim LLC**

GD-23-005090—\$2,407,401.39  
Matthew F. Marshall, Esq.  
Anthony W. Cosgrove, Esq.  
724-776-6644

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Parcel #1: Having erected thereon an attached department store to a regional shopping center being known and numbered as 590 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-P-10.

Parcel #2: Having vacant commercial land being known as Mills Drive, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-L-275.

Parcel #3: Having vacant commercial land being known as Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-50.

Parcel #4: Having erected thereon a regional shopping center being known and numbered as 167-592 Pittsburgh Mills Circle, Tarentum, PA 15084, Deed Book Volume 17205, Page 381, Block and Lot Number 840-K-100.

**Glassport**

**47. The Unknown Heirs of Elizabeth Tkatch, Deceased**

GD-22-005922—\$19,739.49  
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 916 Delaware Avenue, Glassport, PA 15045. Deed Book 8772, Page 435. Block and Lot Number 558-L-372.

**Hampton**

**10. Richard L. Duffy and Rita M. Duffy**

MG-23-000353—\$106,075.89  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 2841 McCully Rd., Allison Park, PA 15101. Deed Book Volume 6849, Page 301. Block and Lot Number 0950-G-00317-0000-00.

**25. Christian Matthew Degutis a/k/a Christian M. Degutis**

MG-19-000948—\$80,216.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 4324 Hemlock Cir., Allison Park, PA 15101. Deed Book 12657, Page 456. Block and Lot Number 829-F-1-N001.

**Harrison**

**5. David J. Luzik, Jr.**

MG-22-000296—\$73,725.09  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 2843 North Meadow Street, Natrona Heights, PA 15065.

Deed Book 17110, Page 254. Block and Lot Number 1845-M-306.

**42. Samantha Singer and William J. Singer**

MG-23-000507—\$97,347.13  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1103 Liberty Avenue, Natrona Heights, PA 15065. Deed Book 18296, Page 362. Block and Lot Number 1519-K-59.

**Ingram**

**7. Matthew J. Douglas**

MG-23-000430—\$59,983.13  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 148 Ingram Avenue, Pittsburgh, PA 15205. Deed Book 15685, Page 482. Block and Lot Number 69-C-16.

**Jefferson Hills**

**26. Daniel T. Hill**

MG-23-000461—\$87,654.80  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1125 State Route 885, Clairton, PA 15025. Deed Book 16934, Page 592. Block and Lot Number 659-H-108.

**58. David T. Butler Jr., Known Heir to the Estate of David T. Butler Sr.; Nicholas Butler, Known Heir to the Estate of David T. Butler Sr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David T. Butler, Sr., Deceased**

MG-22-000871—\$199,448.93  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 115 Hillview Rd., Clairton, PA 15025. Deed Book Volume 16271, Page 470. Block and Lot Number 0883-K-00074-0000-00.

**Kennedy**

**29. Gregory R. Majcher**

GD-22-000214—\$2,973.60  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two story masonry frame house being known as 1065 Fiddleback Drive, McKees Rocks, PA 15136. Deed Book Volume 14690, Page 250. Block & Lot No. 154-K-327.

**Marshall**

**48. Joey E. Porter and Christy Y. Porter**

GD-23-002410—\$56,274.86  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling being known and numbered as 109 Burry Avenue, Bradford Woods, PA 15015. Deed Book 15759, Page 487. Block and Lot Number 1657-L-1.

**McDonald****12. Joshua Nichols**

MG-23-000133—\$113,863.78  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McDonald: Parcel 1: Having erected thereon a dwelling being known and numbered as 35 Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-60.

Parcel 2: Being vacant land being known as Robinson Run Road, McDonald, PA 15057. Deed Book Volume 17523, Page 206. Block and Lot Number 683-G-57.

**City of McKeesport****28. All Known and Unknown Heirs of Felix R. Mayer**

MG-22-01001—\$21,249.59  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Ninth Ward of the City of McKeesport: Having erected thereon a dwelling known and numbered as 1823 Craig Street, McKeesport, PA 15132 as described in Deed Book 4644 Page 565, Parcel Number 0381-L-00143-0000-00.

**76. Dennis J. Banks, Jr. and Amy B. Gasperin**

MG-23-000121—\$45,876.37

Padgett Law Group

850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 9th Ward of the City of McKeesport: Parcel 1: Having erected thereon a two-story brick dwelling being known and numbered as 2500 Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00121-0000-00.

Parcel 2: Being vacant land being known as Carson Street, McKeesport, PA 15132. Deed Book Volume 12695, Page 108. Block and Lot Number 0464-D-00122-0000-00.

**89. Catherine Williams**

MG-23-000458—\$57,851.90  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 430 Atlantic Avenue, McKeesport, PA 15132. Deed Book 8284, Page 294. Block and Lot Number 308-K-376.

**McKees Rocks****21. Black Forge Grounds, LLC**

GD-23-001824—\$190,777.88  
J. Michael McCague, Esq.  
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a commercial building being known and numbered as 701 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 19269, Page 135. Block and Lot Number 43-K-204.

**94. Donna M. Williams a/k/a Donna Michelle Williams**

GD-23-001907—\$73,377.07  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 415 Russellwood Ave., McKees Rocks, PA 15136. Deed Book Volume 12878, Page 588. Block and Lot 0072-G-00218-0000-00.

**Monroeville**

**67. Eric Sean Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Eric Sean Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; John Kevin Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Heir to the Estate of Margaret F. Goodnack; Michael R. Goodnack, as believed Administrator to the Estate of Margaret F. Goodnack**

MG-18-000593—\$134,677.71  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 714 Shaw Avenue, Monroeville, PA 15146. Document Number 2004-4804, Deed Book Volume 11951, Page 218. Block and Lot Number 0545-D-00347-0000-00.

**74. CCI Telecommunications LLC**

GD-19-005928—\$107,666.69  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling used as office, known as 150 Dexter Drive, Monroeville, PA 15146. Deed Book 11085, Page 254. Block and Lot Number 854-E-363.

**Moon****80. Joseph E. Pritchard and Sarabeth Scheller**

MG-22-000212—\$131,383.43  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling known and numbered as 110 Oakwood Road, Coraopolis, PA 15108. DBV 17201, PG. 573, B/L #698-P-327.

**Munhall****22. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Emily J. Reid, Deceased**

GD-23-006058—\$55,351.73  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame dwelling house being known and numbered as 4012 Harvey Avenue, Homestead, PA 15120. Deed Book Volume 3991, Page 545. Block and Lot Number 133-H-112.

**41. Brandon Wyse Solely in His Capacity as Heir of Kathleen M. Wyse, Deceased, and the Unknown Heirs of Kathleen M. Wyse, Deceased**

MG-22-000629—\$72,422.92  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 136 West Marigold Street, Homestead, PA 15120. Deed Book 16783, Page 189. Block and Lot Number 180-C-246.

**North Versailles****27. Patricia E. Kovach**

MG-22-000297—\$85,249.02  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 119 Broadway Ext., North Versailles, PA 15137. Deed Book Volume 16800, Page 137. Block and Lot Number 458-M-340.

Parcel Two: Having erected thereon a vacant land being known as Owen Street, North Versailles, PA 15137. Deed Book Volume 16800, Page 137. Block and Lot Number 458-M-342.

**68. Eric Ireland, as Believed Heir of the Estate of Richard G. Ireland; Carla Ireland, as Believed Heir of the Estate of Richard G. Ireland (if any); Unknown Administrators of the Estate of Richard G. Ireland**

MG-23-000176—\$31,167.53  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 3738 Shady Lane, North Versailles, PA 15137. Document Number 160321, Deed Book Volume 9601, Page 363. Block and Lot Number 0548-J-00084-0000-00.

**79. Daniel Evans and Laurie Tyner, Known Heirs of the Estate of Elizabeth N. Evans and the Unknown Heirs, Executors and/or Administrators of the Estate of Elizabeth N. Evans**

MG-23-000177—\$33,732.21  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known as 112 James Avenue, North Versailles, PA 15137. Deed Book Volume 09491, Page 546. Block and Lot Number 547-K-255.

**O'Hara****54. Danita M. Novak**

MG-22-000852—\$181,603.76  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 312 Orchard Drive, Pittsburgh, PA 15238. Deed Book Volume 16450, Page 499. Block and Lot Number 0291-C-00132-0000-00.

**Penn Hills****19. The Unknown Heirs of Zola Mae Hinkle, Deceased**

GD-22-013871—\$19,334.43  
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 441 Guylyn Dr., Pittsburgh, PA 15235. Deed Book 3795, Page 292. Block and Lot Number 538-H-149.

**20. William Moore**

GD-22-013870—\$14,092.78  
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 9611 Emerson St., Pittsburgh, PA 15235. Deed Book 10983, Page 63. Block and Lot Number 295-P-228.

**49. The Unknown Heirs of Virginia E. Scott, Deceased**

GD-22-012551—\$28,591.57  
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 96 Woods Road, Pittsburgh, PA 15235. Deed Book 7701, Page 63. Block and Lot Number 230-P-91.

**63. Theresa A. Furey, Administrator of the Estate of Grace R. Blasco, Deceased**

GD-22-013636—\$13,504.51  
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 10120 Gibson St., Pittsburgh, PA 15235. Deed Book 3889, Page 72. Block and Lot Number 295-S-369.

**64. Cornell L. Downing, Antione L. Downing and Dawnita D. Downing**

GD-23-001760—\$15,582.88  
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 7709 Mark Dr., Verona, PA 15147. Deed Book 14818, Page 102. Block and Lot Number 230-B-4.

**Plum****24. Joann C. Luczko**

MG-22-000830—\$11,002.47  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 826 Blue Ridge Road, Pittsburgh, PA 15239. Deed Book 7543, Page 257. Block and Lot Number 1241-K-357.

**Port Vue****17. Yanai Shaar**

GD-22-014925—\$17,304.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1612 Trimble Avenue, McKeesport, PA 15133. Deed Book 15119, Page 335. Block and Lot Number 466-D-192.

**Reserve****66. James H. Morrow and Viola M. Morrow**

GD-23-001937—\$44,955.11  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 1704 Luty Avenue, Pittsburgh, PA 15212-0000. Document Number 2018-5715, Deed Book Volume 17125, Page 230. Block and Lot Number 0047-H-00288-0000-00.

**70. John Donatelli**

MG-23-000410—\$52,782.90  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling known as 3326 Spring Garden Road, Pittsburgh, PA 15212. DBV 10762, PG. 523, Block & Lot No: 78-E-236.

**Robinson****35. Mary M. Brutt**

GD-22-008414—\$2,670.67  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one story brick house being known as 3 Sterling Drive, Coraopolis, PA 15108. Deed Book Volume 7482, Page 193. Block & Lot No. 269-R-270.

**Scott****69. Patricia M. Gallagher**

MG-22-000929—\$29,872.71  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 103 Jamestown Drive, Unit A, Pittsburgh, PA 15216. Document Number 58671, Deed Book Volume 6904, Page 394. Block and Lot Number 0099-C-00180-0123-00.

**Shaler****32. Theron Hart**

GD-22-008509—\$3,652.15  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two story frame house being known as 109 East Undercliff Street, Pittsburgh, PA 15223. Deed Book Volume 12950, Page 318. Block & Lot No. 284-G-78.

**43. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Raymond Ferraro, Deceased**

GD-23-005401—\$228,532.71  
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 574 Kimble Drive, Glenshaw, PA 15116. Deed Book Volume 13735, Page 123. Block and Lot Number 434-S-136.

**51. Theron Hart**

GD-22-000869—\$11,787.89  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 109 East Undercliff Street, Pittsburgh, Pennsylvania 15223-1149, Deed Book Volume 12950, Page 318, Block and Lot 284-G-78.

**52. William J. Platek, Jr. and Jody Lynn Platek, Husband and Wife**

GD-22-002130—\$13,614.07  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 129 Wise Lane, Pittsburgh, Pennsylvania 15209-1147, Deed Book Volume 7343, Page 637, Block and Lot 354-R-78.

**53. Kimberly C. Craig, Executrix of the Estate of Richard W. Barsh, Deceased, and Aaron Barsh, Known Heir of the Estate of Richard W. Barsh, Deceased**

GD-22-000648—\$34,722.17  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 3505 Rose Drive, Glenshaw, Pennsylvania 15116-1331, Deed Book Volume 3522, Page 523, Block and Lot 521-A-301.

**61. Linda Creek and Charles Creek, II, as Joint Tenants With Right of Survivorship and Not as Tenants in Common**

GD-22-000493—\$23,543.89  
John T. Vogel, Esq.  
Aaron J. Walayat, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 362 Reetz Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 14784, Page 1, Block and Lot 166-K-320.

**62. David Joseph Manjerovic**

GD-22-005136—\$16,689.65  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 100 Friday Road, Pittsburgh, Pennsylvania 15209-2174, Deed Book Volume 14507, Page 265, Block and Lot 118-M-236.

**South Fayette****8. Raymond A. Mikesell**

MG-23-000313—\$179,595.33  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 1332 Oakridge Road, McDonald, PA 15057. Deed Book 18116, Page 310. Block and Lot Number 258-R-13.

**57. Carol L. Neiport and Gary M. Neiport**

MG-22-001057—\$100,420.93  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 374 2nd Avenue, Bridgeville, PA 15017. Deed Book Volume 15932, Page 379. Block and Lot Number 0324-D-00026-0000-00.

**Swissvale****II. Virginia L. Dettlinger**

MG-23-000167—\$65,519.20  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2208 Lehigh Street, Pittsburgh, PA 15218. Deed Book Volume 5330 Page 729, Block and Lot Number 234-K-44.

**65. Thomas J. Farrell and Juliette Farrell**

MG-15-001715—\$393,718.57  
Manley Deas Kochalski LLC  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Parcel 1: Vacant land being known as Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-145.

Parcel 2: Vacant land being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208. Block and Lot No. 177-N-143.

Parcel 3: Having erected a dwelling being known as 7222 Raymond Street, Pittsburgh, PA 15218. Deed Book Volume 09787, Page 208, Block and Lot No. 177-N-00144.

**Verona****73. Matthew A. Frank, Executor of the Estate of Barbara E. Frank**

GD-22-012881—\$8,770.75  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 664 3rd Street, Verona, PA 15147. Deed Book 12957, Page 459. Block and Lot Number 364-S-224.

**West Deer****60. Melissa A. West**

GD-22-011451—\$19,437.88  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4218 Havencrest Drive, Gibsonia, PA 15044. Deed Book 13568, Page 106. Block and Lot Number 1507-M-363.

**West Mifflin****23. Douglas Tkocs**

MG-23-000085—\$59,485.89  
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 4033 Donna Avenue, West Mifflin, PA 15122. Deed Book 10415, Page 520. Block and Lot Number 238-J-398.

**82. Jennifer Lynnn O'Connor a/k/a Jennifer Lynn OConnor and Jammie Magyar**

MG-21-000138—\$107,573.79  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a one and a half story brick dwelling being known and numbered as 2500 Campbell Circle, West Mifflin, PA 15122. Deed Book Volume 12117, Page 1. Block and Lot Number 0240-P-00025-0000-00.

**87. Hali A. Rihn**

MG-22-000498—\$139,278.29  
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 261 Bost Drive, West Mifflin, PA 15122. Deed Book 17087, Page 260. Block and Lot Number 311-N-167.

**Whitehall****9. Kelly M. Johnston a/k/a Kelly M. Johnson**

MG-23-000189—\$161,371.98  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5222 Baptist Rd., Pittsburgh, PA 15236. Deed Book Volume 17804, Page 564. Block and Lot Number 0316-C-00182-0000-00.

**Wilkins****77. Helen N. Simmons**

MG-23-000029—\$85,644.69  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 634 Mortimer Avenue, Turtle Creek, PA 15145 a/k/a 634 Highland Avenue, Turtle Creek, PA 15145. Deed Book Volume 11739, Page 436. Block and Lot Number 0454-J-00069-0000-00.

**Wilkesburg****18. The Unknown Heirs of Jennifer T. Jackson a/k/a Jennifer K. Jackson, Deceased**

GD-21-011850—\$38,076.19  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1310 Franklin Ave., Pittsburgh, PA 15221. Deed Book 10891, Page 64. Block and Lot Number 233-G-233.

**44. Diana L. Dunsworth**

GD-23-002247—\$8,675.58  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 515 Jeanette St., Pittsburgh, PA 15221. Deed Book 5794, Page 471. Block and Lot Number 176-H-315.

**45. James Brose**

GD-23-001766—\$11,649.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a condominium dwelling being known and numbered as 521 West St., Unit 5, Pittsburgh, PA 15221. Deed Book 16955, Page 299. Block and Lot Number 176-B-390-5302.

**46. Veterans Affairs Administration**

GD-22-009682—\$12,298.45  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a single family dwelling being known and numbered as 1335 Woodlawn Avenue, Pittsburgh, PA 15221. Deed Book 4520, Page 103. Block and Lot Number 233-G-104.

**90. Madeline Jackson**

MG-22-000749—\$32,812.97  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkesburg: Having erected thereon a condominium unit being known and numbered as 7411 Lighthouse Pt., Pittsburgh, PA 15221. Deed Book Volume 11994, Page 232. Block and Lot 0298-A-00050-7411-00.

**Pittsburgh—3rd Ward****75. One Chatham, LLC**

GD-23-005888—\$42,854,071.84  
Kelly M. Neal, Esq.  
Buchanan Ingersoll & Rooney PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh: Those

two (2) certain parcels of real property situate in the Third Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being known as Lot No. 1-B and Lot No. 1-D in the Chatham One Plan of Lots, said plan being recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 196 at Pages 108 and 109, being more particularly described in Deed Book Volume 17116, Page 559, and being commonly known as a portion of Floor One and Floors Three Through Nine of One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219. Block and Lot Number 2-F-166.

Subject to that certain (a) declaration of easements, covenants, and restrictions Dated December 2, 1981, between the Urban Redevelopment Authority of Pittsburgh and The Prudential Insurance Company of America, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 6424 beginning at Page 301, as amended, and (b) amended and restated Declaration of Easements and Operating Agreements, Dated March 11, 1996, between Elteq Partners I Limited Partnership, a Delaware Limited Partnership, and Chatham II Limited Partnership, a Delaware Limited Partnership, as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Deed Book Volume 9662, Page 1.

#### Pittsburgh—4th Ward

##### 4. Lynda M. Holley

MG-23-000232—\$85,371.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3217 Ward Street, Pittsburgh, PA 15213. Deed Book 10341, Page 514. Block and Lot Number 29-C-234.

#### Pittsburgh—6th Ward

##### 86. 4th Quarter Realty Group, Inc.; and Sean Williams

GD-22-015757—\$106,531.29  
Nelson Diaz, Esq.  
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 6th Ward: Having erected thereon a two family dwelling being known and numbered as 342 Downing Street, Pittsburgh, PA 15219 Deed Book Volume 18063, Page 300, Block and Lot Number 25-M-74.

#### Pittsburgh—9th Ward

##### 55. James D. Miller and Beth Miller

MG-22-000295—\$107,522.66  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4907 Hatfield Street, Pittsburgh, PA 15201. Deed Book Volume 12724, Page 143. Block and Lot Number 0080-G-00019-0000-00.

#### Pittsburgh—10th Ward

##### 34. Lauretta H. Ashley, Individually and as Known Heir of Israel E. Hazard and Annabell Hazard, the Unknown Heirs of Annabell Hazard, Deceased and the Unknown Heirs of Israel E. Hazard, Deceased

GD-16-007837—\$6,493.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story masonry frame house being known as 106 Elena Court, Pittsburgh, PA 15201. Deed Book Volume 4668, Page 375. Block & Lot No. 81-H-354.

##### 50. Randolph Pickett, Executor of the Estate of Annetta J. Pickett, Deceased

GD-18-006682—\$8,408.56  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 10: Having erected thereon a two story frame house being known as 329 North Aiken Avenue, Pittsburgh, PA 15206. Deed Book Volume 9972, Page 17. Block & Lot No. 50-H-47.

##### 72. Mary Brooks

MG-23-000455—\$32,968.73  
Gary W. Darr, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a 2 1/2 story dwelling known as 425 N. Millvale Avenue, Pittsburgh, PA 15224, Deed Book Volume 11359, Page 480, Block & Lot No. 50-F-78.

#### Pittsburgh—19th Ward

##### 6. Nicole M. McDermott

MG-23-000062—\$67,089.89  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1205 Oakridge Street, Pittsburgh, PA 15226. Deed Book 15295, Page 560. Block and Lot Number 96-E-62.

##### 83. Meranda Jones

MG-23-000339—\$37,741.96  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 301 Paur Street, Pittsburgh, PA 15211-2305. Deed Book Volume 17749, Page 171. Block and Lot Number 15-C-192.

##### 84. Dennis R. Cassidy

MG-21-000263—\$56,048.27  
Pincus Law Group  
484-571-2201

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 2010 Plainview Avenue, Pittsburgh, PA 15226. Deed Book Volume 15142, Page 496. Block and Lot Number 62-D-233.

#### Pittsburgh—26th Ward

##### 56. Kathleen C. Frenak

MG-22-000626—\$48,693.49  
Stephen Panik, Esq.  
Brock & Scott, PLLC  
844-856-6646

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 438 Bark St., Pittsburgh, PA 15214. Deed Book Volume 8516, Page 629. Block and Lot Number 0046-G-00195-0000-00.

##### 81. Vanessa Williams

GD-23-007510—\$17,801.19  
Jeffrey R. Lalama, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of

Pittsburgh: Having erected thereon a dwelling, being known and numbered as 3 East McIntyre Avenue, Pittsburgh, Pennsylvania 15214, Deed Book Volume 9571, Page 60. Block and Lot Number 0046-F-00218-0000-00.

#### Pittsburgh—27th Ward

##### 95. Richard Dix a/k/a Richard P. Dix and Tracy Dix

GD-22-014377—\$168,965.50  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1200 Davis Avenue, Pittsburgh, PA 15212 a/k/a 3603 Wapello Street, Pittsburgh, PA 15212. Deed Book Volume 12416, Page 132. Block and Lot Number 114-S-316.

#### Pittsburgh—29th Ward

##### 59. Nicholas R. Gromo

MG-22-000820—\$31,653.79  
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 2202 Lutz Ave., Pittsburgh, PA 15210. Deed Book Volume 13043, Page 288. Block and Lot Number 0095-H-00187-0000-00.

#### Pittsburgh—31st Ward

92. Michael Riccitelli, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; John Cicchitello, in His Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil John Riccitelli; Samantha Riccitelli, in Her Capacity as Heir of Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Basil J. Riccitelli a/k/a Basil J. Riccitelli Jr. a/k/a Basil John Riccitelli Jr. a/k/a Basil Riccitelli

MG-22-001063—\$113,756.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4829 Lougean Ave., Pittsburgh, PA 15207. Deed Book Volume 10725, Page 409. Block and Lot 0133-P-00079-0000-00.

#### Pittsburgh—32nd Ward

##### 31. Robert James Schad, Jr., Executor of the Estate of Paul D. Harmison, Deceased

GD-17-003304—\$18,142.93  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two story brick house being known as 239 Richfield Street, Pittsburgh, PA 15234. Deed Book Volume 6812, Page Number 390, Block and Lot Number 139-H-10.

##### 96. Robert H. Minsterman, Jr. and Jayne F. Minsterman

MG-22-000541—\$55,465.54  
Patrick J. Wesner, Esq.  
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having currently erected thereon a single family dwelling being known as 2521 Kingwood Street, Pittsburgh, PA 15234, Deed Book 7818, Page 207, Block and Lot 0138-E-00209-0000-00.

#### AMENDED NOTICE

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sep 7, 2023

Sep 8, 15, 22, 2023

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**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:

Bartoletti, Jr., Richard A., deceased, of North Fayette, PA. No. 05896 of 2023. Gineen Ferrara, Admrx., 502 Harvester Drive, Oakdale, PA 15071 or to Wayne M. Chiurazzi, Esq., The Chiurazzi Law Group, 101 Smithfield Street, Pittsburgh, PA 15222.  
23-01742w Sep 15, 22, 29, 2023

Begani, Rosemarie Ann a/k/a Rosemarie Begani a/k/a Rosemarie A. Begani, deceased, of Stowe Township, PA. No. 6198 of 2023. Rita B. Love, Admrx., 102 Cottonwood Drive, Oakdale, PA 15071 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.  
23-01737w Sep 15, 22, 29, 2023

Eichenmuller, Michael A., deceased, of Pittsburgh, PA. No. 05965 of 2023. Raymond Eichenmuller, Adm., c/o Joseph V. Luvara, Esq., Luvara Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.  
23-03566 Sep 15, 22, 29, 2023

Ellis, Thomas, deceased, of Pittsburgh, PA. No. 06039 of 2023. Melissa Ellis, Admrx., c/o Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207.  
23-01738w Sep 15, 22, 29, 2023

Forscher, Mia, deceased, of Pittsburgh, PA. No. 06329 of 2023. Joan Forscher, Extr., 154 N. Bellefield Avenue, Unit 42, Pittsburgh, PA 15213 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
23-01741w Sep 15, 22, 29, 2023

Guiden, Robert F., deceased, of Pittsburgh, PA. No. 06283 of 2023. David W. Tyree, Extr., 3371 Babcock Blvd., Pittsburgh, PA 15237.  
23-01740w Sep 15, 22, 29, 2023

Pido, Lorraine M., deceased, of Pittsburgh, PA. No. 06038 of 2023. Lisa Gress, Extr., c/o Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207.  
23-01739w Sep 15, 22, 29, 2023

Skipper, Tracy Lynn, deceased, of North Fayette, PA. No. 06183 of 2023. Emma Skipper, Admrx., 103 Persian Dr., Oakdale, PA 15071 or to Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.  
23-03568 Sep 15, 22, 29, 2023

Tate, Lillian L., deceased, of Mt. Lebanon, PA. No. 05475 of 2023. Reginald M. Tate, Extr., 811 Florida Ave., Pittsburgh, PA 15228 or to Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 West Chestnut St., Suite 102, Washington, PA 15301.  
23-03565 Sep 15, 22, 29, 2023

Urbanek, Lawrence F. a/k/a Lawrence Francis Urbanek, deceased, of Pittsburgh, PA. No. 06160 of 2023. Clara J. Urbanek, Extr., 72 Skyvue Drive, Pittsburgh, PA 15234 or to Robert B. Stein, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Ave., Suite 322, Pittsburgh, PA 15219.  
23-03564 Sep 15, 22, 29, 2023

Wilson, Thomas George, deceased, of Pittsburgh, PA. No. 05927 of 2023. Joey J. Schoenefeldt, Extr., 42 Elmhurst Road, Pittsburgh, PA 15220 or to James R. Antoniono, Esq., DeBernardo Antoniono McCabe & Davis, P.C., 11 North Main St., Greensburg, PA 15601.  
23-03567 Sep 15, 22, 29, 2023

Anderson, John E., deceased, of Pleasant Hills, PA. No. 06159 of 2023. Kristen Richard, Admrx., 2410 Fairway Terrace, Warrington, PA 18976 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.  
23-01693w Sep 8, 15, 22, 2023

Doerr, Mercedes A., deceased, of Pittsburgh, PA. No. 06229 of 2022. Linda Hils, Extr., 181 Parkedge Road, Pittsburgh, PA 15220 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.  
23-01695w Sep 8, 15, 22, 2023

Dziuban, Benedict John a/k/a Benedict J. Dziuban, deceased, of Blawnox, PA. No. 05994 of 2023. Ronald E. Dziuban, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
23-03500 Sep 8, 15, 22, 2023

Harbison, Darlene M. a/k/a Darlene Marie Harbison, deceased, of Tarentum, PA. No. 4125 of 2023. Jennifer L. Harbison, Admrx., 903 1st Ave., East Brady, PA 16028 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055.  
23-03501 Sep 8, 15, 22, 2023

Hudak, Gerald Alan, deceased, of Imperial, PA. No. 05535 of 2023. Heidi Hudak, Extr., 12 Forest Glen Drive, Imperial, PA 15126 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.  
23-01692w Sep 8, 15, 22, 2023

Johnson, Robert E., deceased, of Pittsburgh, PA. No. 06049 of 2023. Jeffrey R. Johnson, Extr., 3406 Rose Drive, Glenshaw, PA 15116 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.  
23-03498 Sep 8, 15, 22, 2023

Kardos, John R., deceased, of Upper St. Clair, PA. No. 06096 of 2023. John M. Kardos, Co-Extr., 13207 Topsfield Court, Herndon, VA 20171 and Mark S. Weis, Co-Extr., 512 Colony Court, Gibsonia, PA 15044 or to R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant Street, Suite 1000, Pittsburgh, PA 15219.  
23-01694w Sep 8, 15, 22, 2023

Knoblock, Leonard Louis Edgar, deceased, of Bethel Park, PA. No. 04864 of 2023. Julie Knoblock, Admrx., 714 Galway Drive, Bethel Park, PA 15102 or to Timothy A. Schoonover, Esq., Babst Calland, 330 Innovation Blvd., Ste. 302, State College, PA 16803.  
23-01696w Sep 8, 15, 22, 2023

Kuzmanko, Charlene T. a/k/a Charlene A. Kuzmanko, deceased, of White Oak, PA. No. 04807 of 2021. Damian C. Teslevich, Extr., 12094 Waterford Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.  
23-03497 Sep 8, 15, 22, 2023

Phillips, Donna L. a/k/a Donna Lee Phillips, deceased, of Penn Hills, PA. No. 05633 of 2023. Melony C. Lombardo, Admrx., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
23-03499 Sep 8, 15, 22, 2023

Albrighton, Charles William, deceased, of Port Vue, PA. No. 07969 of 2022. Diane A. Bartko, Extr., 121 Mount Vernon Drive, McKeesport, PA 15135 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.  
23-03426 Sep 1, 8, 15, 2023

Benninger, Florence L. a/k/a Florence Benninger, deceased, of Verona, PA. No. 05761 of 2023. Kathy Benninger, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
23-01660w Sep 1, 8, 15, 2023

DANEK, Regina A. (a/k/a Regina Ann Danek) - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 6/16/23. Will #022305918. Michael V. Danek & Mark S. Danek, Executors, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087; Mark S. Danek, Atty., The Danek Law Firm, LLC, 1225 Drummers Ln., Ste. 105, Wayne, PA 19087.  
23-03486 Sep 1, 8, 15, 2023

Doyle, William J., deceased, of West Mifflin, PA. No. 05821 of 2023. Margaret Clay, Extr., 26 Lewis Run Road, West Mifflin, PA 15122 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.  
23-03427 Sep 1, 8, 15, 2023

Eury, Mary Gertrude, deceased, of Hampton Twp., PA. No. 5924 of 2023. Robert

L. Eury, Jr., Extr., 5178 S. Carterton Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.  
23-03424 Sep 1, 8, 15, 2023

Grate, Gloria, deceased, of Pittsburgh, PA. No. 04071 of 2023. Edward Grate, Extr., 229 Green St., Pittsburgh PA 15251.  
23-01661w Sep 1, 8, 15, 2023

Harnaha, Terry Andrew, deceased, of Wexford, PA. No. 05837 of 2023. Rebecca Ann Olds, Admrx. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
23-01653w Sep 1, 8, 15, 2023

Krupensky, Charles J. a/k/a Charles J. Krupensky, Jr., deceased, of Pittsburgh, PA. No. 05714 of 2023. Eleanor M. Walton, Extr., 432 S. Julian Street, Naperville, IL 60540 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.  
23-03425 Sep 1, 8, 15, 2023

Lagrotteria, Anna, deceased, of Penn Hills, PA. No. 4263 of 2023. Gregory Lagrotteria, Extr., 129 Richey Drive, Verona, PA 15147 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.  
23-01651w Sep 1, 8, 15, 2023



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Longo, Dorothy J., deceased, of Pittsburgh, PA. No. 05792 of 2023. Patricia A. Price, Extr., 2789 Queensboro Avenue, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

23-03429 Sep 1, 8, 15, 2023

Lydon, Lillian, deceased, of Pittsburgh, PA. No. 04783 of 2023. Jeffrey Lydon, Extr., 7780 Solitude Ct., Riverside, CA 92506.

23-01659w Sep 1, 8, 15, 2023

Mahitula, Hamadi Abdalla, deceased, of Pittsburgh, PA. No. 06025 of 2023. Abdalla Hamadi Abdalla, Admr., 4012 Brighton Road, Pittsburgh, PA 15212 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

23-01655w Sep 1, 8, 15, 2023

Mitchell, Curtis H., deceased, of Oakdale, PA. No. 07381 of 2022. Sabrina Mitchell, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-01658w Sep 1, 8, 15, 2023

MONTEL, Earl A. - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/20/16. Will #022205740. April Montel, Administratrix, c/o Adam S. Bernick, Esq., 2047 Locust St., Phila., PA 19103; Adam S. Bernick, Atty., 2047 Locust St., Phila., PA 19103.

23-03487 Sep 1, 8, 15, 2023

Panizzi, Matilda J. a/k/a Mathilda Jean Panizzi, deceased, of Kennedy Township, PA. No. 6061 of 2023. Dean Panizzi, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

23-01652w Sep 1, 8, 15, 2023

Sawchak, Helen D. a/k/a Helen Sawchak, deceased, of White Oak, PA. No. 04930 of 2023. Stephanie A. Budd, Extr., 1910 Dearhorn Drive, White Oak, PA 15131 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03423 Sep 1, 8, 15, 2023

Smith, Donna Barbara, deceased, of Coraopolis, PA. No. 05819 of 2023. Charles L. Smith, Jr., Extr., 904 Kable Way, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01654w Sep 1, 8, 15, 2023

Smith, James E., deceased, of West Mifflin, PA. No. 05819 of 2023. Carmella Smith, Extr., 7519 Ardmore Street, Pittsburgh, PA 15218 or to Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131.

23-03428 Sep 1, 8, 15, 2023

Stanton, Martin R., deceased, of Ross Township, PA. No. 05217 of 2023. Judy Stanton, Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan Esq., P.C., 603 Stanwix Street, Ste. 1679, Pittsburgh, PA 15222.

23-01656w Sep 1, 8, 15, 2023

Stewart, Paul Andrew, deceased, of Pittsburgh, PA. No. 06046 of 2023. Eric Stewart, Admr., 500 Pearre Springs Way, Franklin, TN 37064 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-01654w Sep 1, 8, 15, 2023

Williamson, Bonnie Kay, deceased, of Robinson Township, PA. No. 05925 of 2023. Holly Marocchi, Extr., c/o Judith A. Lehnowsky, Esq., 102 Penbryn Road, Pittsburgh, PA 15237.

23-01657w Sep 1, 8, 15, 2023

### Fictitious Name Registration

John Kettering, Esq., Pietragallo Gordon Alfano Bosick & Raspanti LLP, 7 West State Street, Suite 100, Sharon, PA 16127. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Live Donor Project, with its principal office or place of business at 920 Fort Duquesne Blvd., Pittsburgh, PA 15222. The names and addresses of all persons who are parties to the registration are: Transplant & Donor Advocacy Network Inc., 920 Fort Duquesne Blvd., Pittsburgh, PA 15222.

23-01736w Sep 15, 2023

### Voluntary Dissolution Nonprofit Corporation

Dissolution - Notice Is Hereby Given That the sole Member and the Board of Directors of Himalayan Institute of Pittsburgh, a PA nonprofit corp., with a registered address at 300 Beverly Rd., Pittsburgh, PA 15216, have approved a plan that the corp. voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corp. under the provisions of Section 5975 of the PA Nonprofit Corp. Law of 1988, as amended. Fox Rothschild LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673.

23-03535 Sep 8, 15, 2023

## CIVIL DIVISION

### New Arbitration Suits

(Continued from Page 1, Column 2)

**Bank of America N.A.** vs Bleil Theresa; AR-23-004332; Contract - Credit Card; Exhibits; 17721.97; Atty(s): Weinberg Frederic I.

**Spring Oaks Capital SPV LLC** vs Vilsack Edward; AR-23-004333; Contract - Credit Card; Exhibits; 9955.35; Atty(s): Weinberg Frederic I.

**Calais Village Condominium Association** vs Barie Logan E.; AR-23-004334; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Calais Village Condominium Association** vs Sloan Stacie Ann; AR-23-004335; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Calais Village Condominium Association** vs Lampenfeld Brooke V.; AR-23-004336; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Calais Village Condominium Association** vs Bowser Joseph R., Bowser Karen A.; AR-23-004337; Contract - Other; Complaint; Atty(s): Jug Jr. Fred C.

**Cabrera Raphael A.** vs Real Property Management Keystone; AR-23-004338; Contract - Other; Complaint; Atty(s): Pro Se

**Community Bank** vs Santiago Antoinette Charita, McGhee Jr. Warran Delmon; AR-23-004339; Contract - Other; Praecepte for Appearance; 20344.63; Atty(s): Bassi David Bradley

**Justin Myers (Myers General Contracting)** vs Campagna Robert; AR-23-004340; Contract - Debt Collection; Plaintiff's Appeal of MDJ; Atty(s): Bassi Bradley M

**Campagna Robert** vs Justin Myers (Myers General Contracting); AR-23-004341; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Bassi Bradley M

**Clearview Federal Credit Union** vs Taylor Tyrina S.; AR-23-004342; Replevin; Exhibits; Atty(s): Urban Matthew D.

**Pirl Gregory** vs Ford Motor Company; AR-23-004343; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Lozier-Williams Dyanne** vs Midland Credit Management Inc.; AR-23-004344; Other Tort; Exhibits; Atty(s): Gordon Travis A.

**Lutz Wendi** vs Midland Credit Management Inc.; AR-23-004345; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

**Atlantic States Insurance Company** vs Starver Kya, Marinello Matthew, United Inflatable Rides Inc.; AR-23-004346; Motor Vehicle Accident; Complaint; 2925.00; Atty(s): McElhaney Travis L, Adkins Meghan

**Campus Crest at Indiana LLC** vs Jackson Jahi Malik; AR-23-004347; Other Tort; Order of Court - IFP Granted; Atty(s): Pro Se

**State Farm Mutual Automobile Insurance Company** vs Wilson Benjamin Nicholas; AR-23-004348; Motor Vehicle Accident; Complaint; 2744.93; Atty(s): McElhaney Travis L, Adkins Meghan

**Mr. Waterheater** vs Kelly Brian; AR-23-004349; Contract - Debt Collection; Complaint; Atty(s): Adamczyk John A

**LVNV Funding LLC** vs Hickey Shelly; AR-23-004350; Contract - Credit Card; Praecepte for Appearance; 2874.09; Atty(s): Trott Vincent George

**Discover Bank** vs Davis III George; AR-23-004351; Contract - Credit Card; Exhibits; 4211.50; Atty(s): Pomy Matthew Weston

**Capital One NA** vs Senge Michael M.; AR-23-004352; Contract - Credit Card; Exhibits; 1044.85; Atty(s): Ratchford Michael

**Citibank N.A.** vs Remo David; AR-23-004353; Contract - Credit Card; Exhibits; 17815.84; Atty(s): Pomy Matthew Weston

**Boyd Tamika** vs Portfolio Recovery Associates LLC; AR-23-004354; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

**Duquesne Light Company** vs Ford Terrell; AR-23-004355; Other Tort; Complaint; 4824.62; Atty(s): Rulli Lauren N

**Duquesne Light Company** vs Foster Adayah; AR-23-004356; Other Tort; Complaint; 4951.54; Atty(s): Rulli Lauren N

**Duquesne Light Company** vs McPhearson Shanira; AR-23-004357; Other Tort; Complaint; 13930.25; Atty(s): Rulli Lauren N

**Discover Bank** vs Ford Paul; AR-23-004358; Contract - Debt Collection; Exhibits; 19313.12; Atty(s): Armstrong Kirsten R.

**Safe Haven Security Service Inc** vs Payne Priscilla; AR-23-004359; Contract - Debt Collection; Exhibits; 1914.82; Atty(s): Tsarouhis Demetrios H.

**LVNV Funding LLC** vs Burks Venus H.; AR-23-004360; Contract - Credit Card; Petition to Proceed IFP; 4537.40; Atty(s): Pro Se

**Safe Haven Security Service Inc** vs Hoffman Paige; AR-23-004361; Contract - Debt Collection; Exhibits; 1936.42; Atty(s): Tsarouhis Demetrios H.

**American Express National Bank** vs Zeiler Alan; AR-23-004362; Contract - Credit Card; Exhibits; 14344.90; Atty(s): Armstrong Kirsten R., Loewy Andrew, Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

**Sofi Lending Corp** vs Tedesco Alfred; AR-23-004363; Contract - Debt Collection; Exhibits; 17321.32; Atty(s): Armstrong Kirsten R., Loewy Andrew, Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

**American Express National** vs Melton Phillip; AR-23-004364; Contract - Credit Card; Exhibits; 2099.74; Atty(s): Armstrong Kirsten R., Loewy Andrew, Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

**American Express National** vs Stewart Kissie; AR-23-004366; Contract - Credit Card; Exhibits; 8046.60; Atty(s): Armstrong Kirsten R., Loewy Andrew, Harris Daniel Steven, Fitzgibbon Brittany R., Strand Jason Emerson

**Safe Haven Security Service Inc** vs Johnston Ryan; AR-23-004368; Contract - Debt Collection; Exhibits; 1664.50; Atty(s): Tsarouhis Demetrios H.

**Woehler III David Henry** vs General Motors LLC; AR-23-004369; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Poiche Anthony P** vs Hyundai Motor America; AR-23-004370; Contract - Other; Complaint; Atty(s): Rapkin Robert A

**Simmons David Andrew** vs General Motors LLC; AR-23-004371; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Erie Insurance Exchange** vs Furko Construction LLC; AR-23-004372; Other Tort; Complaint; 8868.90; Atty(s): Schofield Jr. Paul M.

**Smolar Nathan Allen** vs General Motors LLC; AR-23-004373; Contract - Other; Complaint; Atty(s): Silverman Robert M

**Continental Casualty Company** vs McQueen Dale L.; AR-23-004374; Pre-computer case; Motion; 3519.97; Atty(s): Marinelli Carmen C.

**TD Bank USA N.A.** vs Mueller Donald; AR-23-004365; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Urban Matthew D.

**Discover Bank** vs Kovach Misty; AR-23-004367; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Urban Matthew D.

**Nationwide Property & Casualty Insurance Company** vs M&M Towing LLC; AR-23-004374; Motor Vehicle Accident; Complaint; 25678.91; Atty(s): Encarnacion John P

**Holloway Nicole** vs Chamberlain Amelia, Frankenberry Robert; AR-23-004375; Motor Vehicle Accident; Complaint; Atty(s): Bole Matthew A

**Safe Haven Security Service Inc** vs Gaston Ebony; AR-23-004376; Contract - Debt Collection; Exhibits; 1572.49; Atty(s): Tsarouhis Demetrios H.

**Safe Haven Security Service Inc** vs Griffith Avery Smith; AR-23-004377; Contract - Debt Collection; Exhibits; 1852.34; Atty(s): Tsarouhis Demetrios H.

**Citibank N.A.** vs Wetzel Joshua; AR-23-004378; Contract - Credit Card; Exhibits; 3575.53; Atty(s): Pomy Matthew Weston

**Dutrieuille April** vs Smith Jerry; AR-23-004379; Contract - Debt Collection; Petition to Proceed IFP; Atty(s): Pro Se

**Wilborn Pearl A.** vs Smith Jerry; AR-23-004380; Contract - Debt Collection; Petition to Proceed IFP; Atty(s): Pro Se

**Safe Haven Security Service Inc** vs Byrd Charles; AR-23-004381; Contract - Debt Collection; Exhibits; 1848.67; Atty(s): Tsarouhis Demetrios H.