

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, December 5, 2022 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, DECEMBER 5, 2022 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, DECEMBER 6, 2022, 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, DECEMBER 12, 2022 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

24. Gregory A. Powell a/k/a Gregory Alan Powell

GD-22-008041—\$21,373.81
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 154 Macek Drive, Pittsburgh, PA 15227. DBV 16187, PG 298, B/L #313-B-18.

Bellevue

75. Doreen Chimner

GD-22-002922—\$68,727.33
Anthony Giglio, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story frame house being known as 134 Meade Ave., Pittsburgh, PA 15202 Deed Book Volume 8180, Page 564, Block and Lot 160-P-176.

Brentwood

56. Jeffrey A. Smith

MG-22-000455—\$164,187.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 236 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 16270, Page 443. Block and Lot Number 138-M-200.

59. Cynthia L. Vail

MG-20-000423—\$37,743.17
Jill M. Fein, Esq.
Hill Wallack LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a 2 story dwelling being known and numbered as 109 Owendale Ave., Pittsburgh, PA 15227. Deed Book 33, Page 142-145. Block and Lot Number 137-E-221.

Dormont

28. Richard F. Ammer, Eleanor M. Ammer and Heather Nally

MG-18-001564—\$173,020.19
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 2822 Dwight Avenue, Pittsburgh, PA 15216. Deed Book Volume 15817, Page 566. Block and Lot Number 0063-G-00318-0000-00.

Dravosburg

5. Susan J. Judy and Barry R. Judy

GD-22-004230—\$46,310.16
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a two-story dwelling known and numbered as 14 5th Street, Dravosburg, PA 15034. Deed Book Volume 12423, Page 593, Parcel Number 309-F-29.

Elizabeth Township

43. George David Kelly

GD-21-002505—\$14,799.10
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a commercial garage being known and numbered as 114 Ross Street, Elizabeth, PA 15037. Deed Book 13917, Page 9. Block and Lot Number 1132-D-342.

46. Janet L. Lopretto and Dean L. Lopretto

GD-19-001650—\$20,767.20
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 609 Greenock Buena Vista Road, Greenock, PA 15047. Deed Book 10208, Page 525. Block and Lot Number 651-K-353.

Forest Hills

14. The Unknown Trustee(s) of the Margaret T. Petrina Revocable Trust & the Heirs of Margaret T. Petrina, Deed

GD-22-002813—\$8,941.55
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Being thereon vacant land known as Parise Road, Pittsburgh, PA 15221. Deed Book Volume 3613, Page 330. Block & Lot No. 299-H-282.

Glassport

30. Jesus A. Hernandez a/k/a Jesus Hernandez

MG-22-000408—\$22,741.92
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 734 Ohio Avenue, Glassport, PA 15045. Document Number 1999-049224, Deed Book Volume 10482, Page 330. Block and Lot Number 0558-F-00031-0000-00.

44. Ronald L. Ellisor

GD-21-013741—\$11,872.74
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 1025 Delaware Ave., Glassport, PA 15045. Deed Book 15233, Page 215. Block and Lot Number 558-S-46.

45. Leonard D. Mincone, With Notice to Heirs and Assigns

GD-21-015127—\$21,272.41
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 435 Euclid Ave., Glassport, PA 15045. Deed Book 9114, Page 12. Block and Lot Number 467-R-287.

Green Tree

27. Justin R. Moorcroft

MG-22-000463—\$176,353.69
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1156 Greenridge Lane, Pittsburgh, PA 15220. Document Number 2018-14233, Deed Book Volume 17211, Page 394. Block and Lot Number 0037-M-00028-0000-00.

Hampton

3. Janelle F. DeCarlo

GD-22-007628—\$159,917.82
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 4036 Clarkland Avenue, Allison Park, PA 15101. Deed Book 15960, Page 408. Block and Lot Number 720-F-141.

Harrison

18. Waqar Malik

GD-21-013695—\$9,199.44
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a commercial structure being known and numbered as 2101 Freepoint Road, Natrona Heights, PA 15065. Deed Book 13393, Page 17. Block and Lot Number 1519-C-201.

34. Judith V. Raney, Known Heir to the Estates of Martha H. Dolan, Roger A. Leighton and Glen N. Smith, Unknown Heirs of the Estate of Martha H. Dolan, Unknown Heirs of the Estate of Roger A. Leighton, and Unknown Heirs of the Estate of Glen N. Smith

GD-22-003476—\$25,060.49
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Harrison: Having currently erected thereon a single family dwelling being known as 38 Walnut Street, Natrona Heights, PA 15065, Deed Book 10952 Page 598, Block and Lot 1368-L-00260-0000-00.

Liberty

47. Maureen J. Price

GD-22-007329—\$45,038.71
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Liberty: Having erected thereon a dwelling being known and numbered as 3210 Overlook Drive, McKeesport, PA 15133. Deed Book Volume 9474, Page 435. Block and Lot Number 556-L-6.

Town of McCandless

26. All Known and Unknown Heirs of Maureen A. Gallagher a/k/a Maureen Anne Gallagher

MG-20-000056—\$47,260.46
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8611 Wittmer Road (also known as Whittmer Road), Pittsburgh, PA 15237 Deed Book Volume 10921, Page 231, Block and Lot Number 0713-M-00224-0000-00.

City of McKeesport

38. Lori J. Sodora

MG-16-001016—\$32,405.84
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Parcel No. 1: Having thereon erected a dwelling known and numbered as: 2311 Grandview Avenue, McKeesport, PA 15132. Deed Book 9983, Page 18. Block/Lot 381-S-180.

Parcel No. 2: Being a vacant lot of land known and numbered as: Grandview Avenue, McKeesport, PA 15132. Deed Book 9983, Page 18. Block/Lot 381-S-182.

McKees Rocks

33. Frank Carrabbia a/k/a Frank E. Carrabbia, Jr. a/k/a Frank Carrabbia and Ann Carrabbia a/k/a Ann E. Carrabbia a/k/a Ann Carrabbia a/k/a Ann Carrbbia

GD-22-003772—\$32,155.94
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

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

Rocks: Having erected thereon a dwelling known and numbered as 8 Rosamond Street, McKees Rocks, PA 15136. Deed Book Volume 11996, Page 504, Parcel Number 72-F-102. Block & Lot No. 72-F-102.

Mt. Lebanon

29. Claire Johnson Saenz, as Administratrix c.t.a. of the Estate of Robert J. Zak

GD-22-008568—\$39,486.49
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 311 Jonquil Place, Pittsburgh, PA 15228. Document Number 144056, Deed Book Volume 9046, Page 239. Block and Lot Number 0140-J-00036-0000-00.

51. Steven W. Delaney and Gerrie G. Delaney

GD-22-005704—\$659,384.88
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a single family residential dwelling being known and numbered as 737 Rockwood Avenue, Pittsburgh, PA 15234. Deed Book Volume 7611, Page 205. Block and Lot Number 251-D-259.

Mt. Oliver

55. Robert L. Makowski and Lisa M. Makowski

GD-22-006230—\$25,393.37
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 313 Onyx Avenue, Pittsburgh, PA 15210 a/k/a 313 Onyx Street, Pittsburgh, PA 15210. Deed Book Volume 11588, Page 629. Block and Lot Number 0033-L-00259-0000-00.

Munhall

4. Susan J. Judy and Barry R. Judy

GD-22-004172—\$69,564.58
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story dwelling known and numbered as 152 E. Virginia Avenue, Homestead, PA 15120. Deed Book Volume 13072, Page 327, Parcel Number 132-S-193.

North Braddock

70. Perry T. Rutter, as Co-Executor of the Estate of Maurice A. Heh, deceased and Mary Jane Urbanec, as Co-Executrix of the Estate of Maurice A. Heh, deceased

MG-22-000252—\$81,984.93
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, North Braddock Borough: Having erected thereon a 1-story dwelling being known and numbered as 206 Parklane Drive, Braddock, PA 15104. Deed Book 8184, Page 69. Block and Lot Number 374-E-142

North Versailles

20. Rodney R. Shockey

MG-19-001157—\$57,275.32
Michael R. Lipinski, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a residential dwelling being known and numbered as 305 Foster Road, North Versailles, PA 15137. Deed Book Volume 12794, Page 543. Block and Lot Number 548-D-43.

65. Matthew L. Kustra

MG-22-000148—\$66,868.75
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 120 McKee Road, North Versailles, PA 15137. Deed Book Volume 14885, Page 250. Block and Lot Number 645-F-81.

76. P4L Realty and Rentals, LLC

GD-22-001997—\$211,178.16
The Mihok Law Firm, P.C.
412-860-0907

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a commercial building being known and numbered as 3087 5th Avenue, McKeesport, Pennsylvania, 15132, Deed Book Volume 18149, Page 91, Block and Lot Number 460-F-224.

Penn Hills

62. Brian Sabock

GD-11-015541—\$25,739.87
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 frame dwelling being known and numbered as 114 Tilford Road, Pittsburgh, PA 15235. Deed Book 11468, Page 221. Block and Lot Number 634-A-7.

63. Bruce A. Mallory, Executor for the Estate of Ronald D. Miller, Deceased

GD-21-012127—\$24,640.00
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 145 Vetter Drive, Pittsburgh, PA 15235. Deed Book 6179, Page 713. Block and Lot Number 633-A-152.

72. Annette F. Berry

MG-22-000041—\$78,107.68
Nathalie Paul, Esq.
McCabe, Weisberg & Conway, LLC
215-790-1010

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 8074 Chaske Street, Verona, Pennsylvania 15147. Deed Book Volume 6104, Page 764, Block & Lot No. 0229-M-00072-0000-00.

Plum

54. James J. Shipman

GD-22-006912—\$19,090.85
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 811 Rose Mary Hill Drive, Pittsburgh, PA 15239 a/k/a 811 Rosemary Hill Drive, Pittsburgh, PA 15239. Deed Book Volume 17265, Page 356. Block and Lot Number 0850-G-00213-0000-00.

Port Vue

53. Mark G. Nemeth

GD-19-008013—\$6,951.15
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel One: Having erected thereon a dwelling being known and numbered as 918 Romine Avenue, McKeesport, PA 15133. Deed Book 13956, Page 399. Block and Lot Number 383-C-027.

Parcel Two: Having erected thereon a dwelling being known and numbered as 912 Romine Avenue, McKeesport, PA 15133. Deed Book 16194, Page 491. Block and Lot Number 383-C-023.

66. Christopher Graham and Cynthia L. Graham

MG-11-001050—\$59,186.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 512 Edmundson Avenue, McKeesport, PA 15133. Deed Book Volume 10684, Page 203, Instrument No. 2000-066495. Block and Lot Number 383-G-8.

Reserve

2. Richard Anthony Messina

MG-22-000369—\$177,644.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 203 Karen Drive, Pittsburgh, PA 15209. Deed Book 16359, Page 439. Block and Lot Number 78-D-78.

Robinson

22. Daynelle Dickens

MG-20-000388—\$357,715.82
Benjamin Hoen, Esq.
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a single family dwelling known as 161 Nottingham Drive, Pittsburgh, PA 15205, Deed Book 13530, Page 451, Instrument No. 2008-5161, Block and Lot No. 0204-J-00107-0000-00.

Ross

10. Elaine Burghart

GD-21-014506—\$4,552.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 534 Roseland Avenue, Pittsburgh, PA 15214. Deed Book Volume 8210, Page 472. Block & Lot No. 163-A-219.

11. Donna L. Chase

GD-19-013249—\$4,114.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick house being known as 110 Rosecliff Drive, Pittsburgh, PA 15209. Deed Book Volume 8305, Page 20. Block & Lot No. 282-R-210.

12. Jack W. Paschke

GD-21-014522—\$16,619.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story frame house being known as 103 Arbor Drive, Pittsburgh, PA 15237. Deed Book Volume 13555, Page 326. Block & Lot No. 352-H-302.

13. Jeffrey T. Gillespie

GD-19-013263—\$4,259.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story frame house being known as 107 Deer Road, Pittsburgh, PA 15237. Deed Book Volume 10608, Page 91, Block & Lot 518-D-155.

16. The Estate of Dorothea S. Stowe, Deceased and the Unknown Trustee(s), Successor Trustee(s), Beneficiaries and Assigns of the 110 Harbath Drive Land Trust #325

GD-22-001726—\$24,252.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two story brick house being known as 110 Harbath Drive, Pittsburgh, PA 15237. Deed Book Volume 3105, Page 311, Block & Lot 281-M-94.

Shaler

25. Stephanie Arend, Executrix of the Estate of Rosemarie Kadash

GD-22-004220—\$74,502.58
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling known as 2917 Manuel Drive, Allison Park, PA 15101. DBV 6153, PG 865, Block & Lot No. 0521-H-00263-0000-01.

South Fayette

31. Tammy Heirendt a/k/a Tammy D. Heirendt a/k/a Tammy Heirend

MG-22-000126—\$187,117.88
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 340 Magnolia Street, Sturgeon, PA 15082. Document Number 2019-13928, Deed Book Volume 17620, Page 204. Block and Lot Number 0583-B-00002-0000-00.

67. C. Scott Compton

AR-20-004528—\$5,898.71
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 740 Wheatland Circle, Bridgeville, Pennsylvania 15017. Deed Book 14077, Page 448. Block and Lot Number 482-S-22.

68. Rebecca R. Weir

AR-19-002449—\$2,314.50
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 774 Wheatland Circle, Bridgeville, Pennsylvania 15017. Deed Book 14053, Page 11. Block and Lot Number 482-S-42.

Stowe

1. William Leap

MG-19-000856—\$82,045.83
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel One: Having erected thereon a dwelling being known and numbered as 275 McCoy Road, McKees Rocks, PA 15136. Deed Book Volume 16456, Page 586. Block and Lot Number 73-F-378.

Parcel Two: Having erected thereon a vacant land being known as McCoy Road, McKees Rocks, PA 15136. Deed Book Volume 16456, Page 586. Block and Lot Number 73-L-104.

40. Cynthia Foley and Michael Foley

MG-22-000506—\$141,845.94
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 125 Bellmawr Drive, McKees Rocks, PA 15136. Deed Book 12946, Page 81. Block and Lot Number 111-C-60.

Upper St. Clair

58. Lee Pasquarelli

MG-19-000703—\$482,708.23
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a 2 story dwelling being known and numbered as 1057 Tall Trees Drive, Pittsburgh, PA 15241. Deed Book 11627, Page 458. Block and Lot Number 396-J-150.

West Mifflin

41. Anthony W. Gallaher

MG-22-000361—\$60,918.02
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4705 Lebanon Church Road, West Mifflin, PA 15122. Deed Book Volume 14315, Page 196. Block and Lot Number 310-D-253.

West View

21. Roxanne Dietrich

MG-22-000268—\$46,177.04
Benjamin Hoen, Esq.
216-685-1170

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a single family dwelling known as 72 Oakwood Avenue, Pittsburgh, PA 15229, Deed Book 13761, Page 37, Instrument No. 2008-29907, Block and Lot No. 0280-R-00238-0000-00.

60. Matthew J. Weissert

MG-22-000394—\$119,448.69
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two family dwelling being known and numbered as 224 Martolf Ave., Pittsburgh, PA 15229. Deed Book Volume 17364, Page 103. Block and Lot Number 0280-K-00221-0000-00.

White Oak

23. McGee T. Wills, As Executrix of the Estate of Deborah A. Forte a/k/a Deborah J. Forte a/k/a Deborah Jean Forte, Deceased

GD-22-008876—\$122,168.78
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 209 Park Way, McKeesport, PA 15131 a/k/a 209 Park Way, White Oak, PA 15131. Deed Book Volume 16924 Page 393, Block and Lot Number 460-R-151.

52. Linda L. Fortney and James A. Fortney

GD-22-008551—\$85,646.01
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family residential dwelling being known and numbered as 2304 O'Neil Boulevard, McKeesport, PA 15131. Deed Book Volume 10647, Page 204. Block and Lot Number 461-E-206.

Wilkinsburg

42. Jessica Logan

GD-21-012995—\$10,476.20
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 919 Ramsey St., Pittsburgh, PA 15221. Deed Book 13418, Page 240. Block and Lot Number 176-M-291.

49. Darlene J. McKinney

GD-22-000980—\$20,762.17
Sarah K. McCaffery, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 1710 Clark Street, Pittsburgh, PA 15221. Deed Book Volume 12663, Page 10. Block and Lot Number 232-M-171.

64. Derrick Tillman and Nykia Tillman

GD-21-007083—\$6,698.51
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 1317 Chelsea Street, Pittsburgh, PA 15221. Deed Book 14621, Page 17. Block and Lot Number 233-L-207.

Pittsburgh—6th Ward

61. Russell R. Sanders; Janice M. Sanders; and the United States of America, Department of the Treasury - Internal Revenue Service c/o the United States Attorney for the Western District of PA

MG-19-000292—\$104,400.10
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Sixth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3200 Dobson St., Pittsburgh, PA 15219. Deed Book Volume 6012, Page 785. Block and Lot Number 0026-J-0021-0000-00.

Pittsburgh—9th Ward

50. Rachel Spitulski, as Surviving Heir of Terry A. Mohler, Deceased and Unknown Surviving Heirs of Terry A. Mohler, Deceased

GD-22-008616—\$127,128.21
Sarah K. McCaffery, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having Erected thereon a single family residential dwelling being known and numbered as 306 Main Street, Pittsburgh, PA 15201. Deed Book Volume 13709, Page 150. Block and Lot Number 49-K-257.

Pittsburgh—10th Ward

73. K. Bennett Enterprises, LLC a/k/a K Bennett Enterprises, LLC and 3M Holdings, LLC

GD-20-012256—\$285,747.51
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having thereon vacant land being known and numbered as 5231 Duncan Street, Pittsburgh, PA 15201 Deed Book Volume 17618, Page 423, Block and Lot Number 80-H-152.

Pittsburgh—11th Ward

8. Space Development LLC

GD-20-002230—\$12,635.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 11: Having erected thereon a three story commercial brick apartment building being known as 531 Collins Avenue, Pittsburgh, PA 15206. Deed Book Volume 11712, Page 300. Block & Lot No. 83-M-53.

32. Queenie Duckett, as believed Heir to the Estate of Raymond L. Duckett; Queenie Duckett, as believed Administrator of Raymond L. Duckett; Manju Starke, as believed Heir to the Estate of Raymond L. Duckett; Manju Starke, as believed Administrator of Raymond L. Duckett; Rajeev Duckett, as believed Heir to the Estate of Raymond L. Duckett; Rajeev Duckett, as believed Administrator of Raymond L. Duckett; Unknown Heirs of the Estate of Raymond L. Duckett; Unknown Administrators of the Estate of Raymond L. Duckett

GD-19-005473—\$168,271.75
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 11: Having erected thereon a dwelling being known and numbered as 6620 Jackson Street, Pittsburgh, PA 15206. Document Number 176950, Deed Book Volume 8831, Page 121. Block and Lot Number 0123-K-00001-0000-00.

Pittsburgh—13th Ward

37. Vance Strader

MG-18-001494—\$42,579.69
Jeff Calcagno, 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 8525 Pershing Street, Pittsburgh, PA 15235. Deed Book Volume 12044, Page 292. Block and Lot Number 0231-B-00187-0000-00.

74. Danielle Anderson, in her capacity as Heir of the Estate of Barbara Anderson, and the Unknown Heirs of the Estate of Barbara Anderson

MG-21-000163—\$45,570.77
Michael C. Mazack, Esq.
Danielle M. DiLeva, Esq.
724-776-8000

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 7609 Mulford Street, Pittsburgh, PA 15208. Being further designated as Block and Lot 175-C-30.

Pittsburgh—14th Ward

17. Uta Von Eckartsberg, individually and as Administratrix of the Estate of Elsa Von Eckartsberg, Deceased

GD-22-005659—\$28,362.39
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 14th Ward: Having erected thereon an Imperial House Condominium Association, Inc. dwelling being known and numbered as 5600 Munhall Road, Unit 309, Pittsburgh, Pennsylvania 15217. Deed Book 13060, Page 443. Block and Lot Number 86-P-150-309.

Pittsburgh—15th Ward

39. William S. Robinson, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Juanda L. Robinson, in Her Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Jacqueline E. Robinson-Bailey a/k/a Jacqueline Bailey, in Her Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Jou-Al E. Burwell, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; John E. Robinson, II a/k/a John Edward Robinson, II, in His Capacity as Heir of John E. Robinson a/k/a John Edward Robinson, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under John E. Robinson a/k/a John Edward Robinson, Deceased

GD-20-010318—\$41,644.59
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 430 Mansion St., Pittsburgh, PA 15207. Deed Book Volume 12315, Page 35. Block and Lot 0056-S-00004-0000-00.

71. Gregory Morris

MG-17-000830—\$99,486.37
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 774 Montclair Street, Pittsburgh, PA 15217. Deed Book Volume 10776, Page 649. Block and Lot Number 88-E-64.

Pittsburgh—18th Ward

15. Connie Jones, Known Heir of David Jones and the Unknown Heirs of David Jones, Deceased

GD-22-003461—\$2,933.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh -

Ward 18: Being thereon vacant residential land known as Arlington Avenue, Pittsburgh, PA 15210. Deed Book Volume 12793, Page 324. Block & Lot No. 14-G-84.

Pittsburgh—19th Ward

35. Deborah A. Sykes

GD-22-002942—\$71,909.84
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 1402 Orangewood Avenue, Pittsburgh, PA 15216. Deed Book 11144, Page 348. Block and Lot Number 35-D-104.

Pittsburgh—29th Ward

48. Janice B. Shevlin, as Executor of the Estate of Georgeann C. Donnelly, Deceased

GD-22-008811—\$11,701.90
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 413 Sinton Avenue, Pittsburgh, PA 15210. Deed Book Volume 9729, Page 609. Block and Lot Number 95-L-316.

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
Nov 9, 2022

Nov 10, 18, 23, 2022

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Bennett, Sharon E. a/k/a Sharon Bennett, deceased, of Verona, PA. No. 06399 of 2022. Francis Roberts, Admr., 317 College Street, Verona, PA 15147 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

22-04724 Nov 18, 23, 30, 2022

Brandegree, Robert Creighton a/k/a Robert C. Brandegree, deceased, of Pittsburgh, PA. No. 07182 of 2022. Bear Brandegree, Extr., c/o Gregory M. Pocrass, Esq., Frank, Gale, Bails & Pocrass, P.C., 3300 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.

22-04760 Nov 18, 23, 30, 2022

Coleman, Leon, deceased, of McKeesport, PA. No. 6347 of 2022. Aaron Coleman, Admr., 832 Hartman Street, McKeesport, PA 15132 or to Rebecca J. Maziarz, Esq., Dickie, McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.

22-04763 Nov 18, 23, 30, 2022

Cox, Edythe L., deceased, of Bethel Park, PA. No. 7117 of 2022. Roger A. Cox, Extr., 5780 Happy Hills Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

22-04721 Nov 18, 23, 30, 2022

Fernandez, Francisco Andres, deceased, of Sewickley, PA. No. 07127 of 2022. Mia Fernandez, Co-Admr. and Francisco Fernandez, Co-Admr., 704 Chestnut Road, Sewickley, PA 15143 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

22-04728 Nov 18, 23, 30, 2022

Forristall, William James, deceased, of South Park, PA. No. 05135 of 2022. Christy Kay Scott-Forristall, Admr., 528 Dewey Avenue, Bridgeville, PA 15017 or to Mark S. Weaver, Esq., The Mazza Law Group, P.C., 2790 W. College Avenue, State College, PA 16801.

22-01965w Nov 18, 23, 30, 2022

Geregach, Nancy D., deceased, of Kennedy Township, PA. No. 06594 of 2022. George M. Geregach, Extr., 5029 Julia Lane, McKees Rocks, PA 15136 or to Robert B. Stein, Esq., 370 Castle Shannon Blvd., Box 24533, Pittsburgh, PA 15234.

22-04762 Nov 18, 23, 30, 2022

Hindman, John William a/k/a John W. Hindman, Jr. a/k/a John W. Hindman a/k/a John William Hindman, Jr., deceased, of Pittsburgh, PA. No. 06644 of 2022. Mark D. Hindman, Extr., 178 Coal Bluff Road, Finleyville, PA 15332 or to Michael Joseph Pisarcik, Esq., Papernick & Gefskey, LLC, One Oxford Centre, 34th Fl., Pittsburgh, PA 15219.

22-04765 Nov 18, 23, 30, 2022

Hoffmann, Lisa Ann, deceased, of Pittsburgh, PA. No. 07112 of 2022. Marlena Anne Mathews, Admr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.

22-04726 Nov 18, 23, 30, 2022

Jenkins, Sylvester Fred a/k/a Sylvester F. Jenkins, deceased, of Pittsburgh, PA. No. 07107 of 2022. Malika Roebuck, Admr., 300 Dorothy Drive, Pittsburgh, PA 15237 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.

22-04729 Nov 18, 23, 30, 2022

Kantorczyk, Susan, deceased, of Monroeville, PA. No. 07091 of 2022. Cheryl A. George, Extr., 519 New Texas Road, Pittsburgh, PA 15239.

22-04725 Nov 18, 23, 30, 2022

McTigue, II, Edward Jerome a/k/a Edward J. McTigue, II, deceased, of Pittsburgh, PA. No. 06636 of 2022. Patricia Ann McTigue, Extr., 944 Pine Avenue, #1, Pittsburgh, PA 15234 or to David J. Barton, Esq., Bentz Law Firm, P.C., 680 Washington Road, Suite 200, Pittsburgh, PA 15228.

22-01966w Nov 18, 23, 30, 2022

Meyer, Robert C., deceased, of Pittsburgh, PA. No. 07120 of 2022. Darlene M.

In Person CLE Seminar Provided by

Dickie McCamey

ATTORNEYS AT LAW

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

"Mediation Mini Camp"

Tuesday, December 13, 2022 | 9 a.m. - 12 p.m.
Registration from 8:30 - 9 a.m., Breakfast will be provided

2 Substantive and 1 Ethics credits

Presented by:

**William D. Clifford, Esquire, Devon F. Ferris, Esquire
and George D. Apepos, Esquire**

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

Hochendoner, Extr., 918 Brentview Drive, Pittsburgh, PA 15236 or to Frank J. Grzywinski, Esq., Law Office of Frank J. Grzywinski, P.C., 310 Grant Street, Grant Building, Suite 2727, Pittsburgh, PA 15219.
22-04723 Nov 18, 23, 30, 2022

Molinaro, Margaret A., deceased, of Oakdale, PA. No. 06834 of 2022. Dr. Jeffrey Molinaro, Admr., 22 Molinaro Circle, Oakdale, PA 15071 or to Robert B. Stein, Esq., 370 Castle Shannon Blvd., Box 24533, Pittsburgh, PA 15234.
22-04761 Nov 18, 23, 30, 2022

Putteman, Sr., Daniel R., deceased, of Verona, PA. No. 07151 of 2022. Kimberly Cuiiffi, Co-Admr., 315 Meadow Wood Dr., Pittsburgh, PA 15239 and Daniel R. Putteman, Jr., Co-Admr., 105 Treona Dr., Verona, PA 15147 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.
22-04727 Nov 18, 23, 30, 2022

Schmidt, Margaret I., deceased, of Imperial, PA. No. 07056 of 2022. Roger Hall, Admr., 12 Cedar Ave., Aliquippa, PA 15001 or to Frederick E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071.
22-04722 Nov 18, 23, 30, 2022

Stouffer, Margaret S., deceased, of Pittsburgh, PA. No. 07327 of 2022. William

Schauffler, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
22-01969w Nov 18, 23, 30, 2022

Sulkowski, Christine A., deceased, of O'Hara Township, PA. No. 07134 of 2022. Alicia M. Anton, Extr., 236 Thornapple Lane, Cranberry Township, PA 16066 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
22-04764 Nov 18, 23, 30, 2022

Warren, Gertrude, deceased, of Pittsburgh, PA. No. 07299 of 2022. Debra Warren-Diggs, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
22-01968w Nov 18, 23, 30, 2022

Arkus, Jane C., deceased, of Pittsburgh, PA. No. 06434 of 2022. Aligned Partners Trust Company, Extr., 707 Grant Street, Suite 2800, Pittsburgh, PA 15219 or to Nancy L. Rackoff, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.
22-04562 Nov 4, 10, 18, 2022

Berezanich, Shirley J., deceased, of Pittsburgh, PA. No. 06847 of 2022. John C. Berezanich, Admr., 2621 Baum Road, Pittsburgh, PA 15239 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC,

3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
22-04564 Nov 4, 10, 18, 2022

Birks, Mary, deceased, of Mount Lebanon, PA. No. 06215 of 2022. David J. Birks, Extr., 560 Sunset Drive, Pittsburgh, PA 15228.
22-01889w Nov 4, 10, 18, 2022

DeVita, Maria, deceased, of Wilkins Township, PA. No. 06715 of 2022. Nicholas J. DeVita, Extr., 213 Kingston Drive, Pittsburgh, PA 15235 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.
22-04568 Nov 4, 10, 18, 2022

Donahue, Michael F., deceased, of Pittsburgh, PA. No. 06904 of 2022. Barbara Donahue, Admr., 382 42nd Street, Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.
22-04566 Nov 4, 10, 18, 2022

Guba, David a/k/a David A. Guba a/k/a David Alan Guba, deceased, of West Mifflin, PA. No. 04069 of 2022. Beth Guba Schaan, Extr., 400 E. Colonial Drive, Unit 1107, Orlando, FL 32803 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
22-04567 Nov 4, 10, 18, 2022

Kadash, Rosemarie, deceased, of Allison Park, PA. No. 7094 of 2019. Stephanie Ann Arend, Extr., 207 Lehr Avenue, Pittsburgh, PA 15223 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, LLC, 4499 Mount Royal Blvd., Allison Park, PA 15101.
22-04600 Nov 4, 10, 18, 2022

McAraw, Ella M., deceased, of McKeesport, PA. No. 06803 of 2022. Raymond McAraw, Co-Extr., 14245 Michael Drive, North Huntingdon, PA 15642 and John McAraw, Co-Extr., 3105 Capital Street, White Oak, PA 15131 or to John Eric Bumbaugh, Esq., Bumbaugh & Nicola, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.
22-04563 Nov 4, 10, 18, 2022

Null, Jay P., deceased, of McKeesport, PA. No. 06845 of 2022. Robert M. Null, Jr., Admr., 11 Colonial Drive, McKeesport, PA 15135 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.
22-04565 Nov 4, 10, 18, 2022

Richards, Lois I., deceased, of McCandless Township, PA. No. 06614 of 2022. Dawn R. Miller, Co-Extr., 5907 Oakhill Court, Export, PA 15632 and James L. Richards, Co-Extr., 249 Princeton Avenue, Pittsburgh, PA 15229 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
22-01890w Nov 4, 10, 18, 2022

Zik, Mary a/k/a Mary Louise Zik, deceased, of Plum, PA. No. 06857 of 2022. Michael Zik, Extr., 3016 Settlers Court, Murrysville, PA 15668 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
22-04569 Nov 4, 10, 18, 2022

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 JESSICA CUTENESE LPC LLC.

22-01967w Nov 18, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-12653. In re: Petition of Ryan Taylor King and Julia Arlene Eldred, for change of name to Ryan Taylor Kindred and Julia Arlene Kindred. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, December 6, 2022, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

22-04784 Nov 18, 2022

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-11170. In re: Petition of Shanell LeRae Wright, parent(s) and Legal guardian(s) of Robert Anthony Coleman for change of name to Robert Anthony Wright. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, November 28, 2022, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

22-04813 Nov 18, 2022

Notice

In the Court of Common Pleas of
Washington County, Pennsylvania
Civil Division
NO. 2022-4907

Billy Varner, Plaintiff
vs.

Miesha Bell and Shartaya Bell, Defendants.

NOTICE

You, Miesha Bell and Shartaya Bell, Defendants, have been sued in court to obtain primary physical and legal custody of A.J.V. A one-hour pre-custody conciliation will be held on November 30, 2022 at 2:30 p.m. with Amanda Fisher, Esq.

Pursuant to Local Rule 1915.4, As a prerequisite to court involvement in a custody matter, all parties to the action are ordered to attend the mandatory parenting program which has been approved, sanctioned and authorized by the Court and administered through the Washington County Bar Association, prior to the Pre-Custody Conciliation Meeting. Failure of a party to attend the parenting program will result in sanction against the party up to and including being prohibited from proffering evidence in the Meeting or Conference, or being held in contempt by the Court.

You must file with the court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the court (including, but not limited to, a conference with a conference officer or judge or conciliation) but not later than thirty (30) days after service of the complaint or petition.

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- ESTATE ADMINISTRATION
- ESCROW AGENT

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

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


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information and
reservations, contact
412-261-6255 •
PLJads@acba.org.

No party may make a change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with all of the applicable provisions of 23 Pa.C.S. §5337 and Pa.R.C.P. No. 1915.17 regarding relocation.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR 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.

Washington County Bar Association
119 S. College Street, Washington, PA
15301, 724-225-6710
22-03854 Nov 18, 2022

CIVIL DIVISION

General Docket

(Continued from Page 2, Column 2)

Midland Credit Management Inc. vs Lang Jennifer M.; GD-22-013700; MDJ Transcript; Notice of Judgment Mailed; 8100.59; Atty(s): Homoleski Kristina

LVNV Funding LLC vs Bailey Jeffrey; GD-22-013701; MDJ Transcript; Notice of Judgment Mailed; 1322.84; Atty(s): Volk Michael B

Midland Credit Management Inc. vs Oshenic Paul; GD-22-013702; MDJ Transcript; Notice of Judgment Mailed; 1368.83; Atty(s): Shean Dennis E

Midland Credit Management Inc. vs Kraska Sandra; GD-22-013703; MDJ Transcript; Notice of Judgment Mailed; 1504.29; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Cassell Rosemarie; GD-22-013704; MDJ Transcript; Notice of Judgment Mailed; 3768.15; Atty(s): Shean Dennis E

Midland Credit Management Inc. vs Jones Jeremiah; GD-22-013706; MDJ Transcript; Notice of Judgment Mailed; 1785.58; Atty(s): Shean Dennis E

Resurgent Receivables LLC vs Reist Crystal; GD-22-013708; MDJ Transcript; Notice of Judgment Mailed; 1123.08; Atty(s): Carfagno Christopher B.

Mistick Construction Company vs Prestigious Hills Limited Partnership; GD-22-013709; No Lien Agreement; No Lien Agreement; Atty(s): Priselac David M

Carnegie Mellon University vs Volpatt Construction Corporation; GD-22-013710; No Lien Agreement; No Lien Agreement; 813385.00; Atty(s): McNulty Daniel

LVNV Funding LLC vs Ostrowski Christopher; GD-22-013711; MDJ Transcript; Notice of Judgment Mailed; 1081.25; Atty(s): Carfagno Christopher B.

Porter Kyle J. vs Scardina Michael P.; GD-22-013712; Motor Vehicle Accident; Complaint; Atty(s): Eckle David J

LVNV Funding LLC vs Iaquinta Kristen; GD-22-013714; MDJ Transcript; Notice of Judgment Mailed; 782.79; Atty(s): Carfagno Christopher B.

LVNV Funding LLC vs Dean Daniel; GD-22-013716; MDJ Transcript; Notice of Judgment Mailed; 1681.07; Atty(s): Carfagno Christopher B.

Regent Associates vs Davis Brandon; GD-22-013717; MDJ Transcript; Notice of Judgment Mailed; 12253.38; Atty(s): Tkacik David M

Allegheny County, City of Pittsburgh, City of Pittsburgh School District vs O'Brien Agnes F, O'Brien William E; GD-22-013718; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 6486.66; Atty(s): McCabe Michael G.

Zinsmeister Scott A., Zinsmeister Rebecca L. vs Scolia Jack L., Helmet Heads Bar & Grille, State Farm Mutual Automobile Insurance Company; GD-22-013719; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Geist Joshua P.

Penn Hills School District, Municipality of Penn Hills vs Williams Anthony; GD-22-013721; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8083.94; Atty(s): Cerce Jennifer L.

Penn Hills School District, Municipality of Penn Hills vs Scott Veronica A; GD-22-013722; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8335.50; Atty(s): Cerce Jennifer L.

Penn Hills School District, Municipality of Penn Hills vs Newcomb Paul A; GD-22-013723; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 8453.28; Atty(s): Cerce Jennifer L.

Steel Valley School District vs Ford Ellsworth M.; GD-22-013725; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 22166.20; Atty(s): Ries Jeffrey D

West Mifflin Area School District, West Mifflin Borough vs Blandburg Victor R.; GD-22-013726; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 20143.21; Atty(s): Ries Jeffrey D

Fahrner Donald J. vs Fahrner Susan; GD-22-013727; Ejectment; Complaint; Atty(s): Rodgers III William

Doe John; GD-22-013728; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Steffy Amanda C.

Ryan Corry vs Neft Marshall; GD-22-013729; Motor Vehicle Accident; Complaint; Atty(s): Michaleski Ryan F.

Carnegie Mellon University vs Rycon Construction Inc.; GD-22-013731; No Lien Agreement; Certificate of Location; 387355.00; Atty(s): McNulty Daniel

Allegheny County, City of Pittsburgh, City of Pittsburgh School District vs Wise Janet; GD-22-013738; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 45710.55; Atty(s): McCabe Michael G.

Jaje Jr. Daniel Thomas vs Abraxas Youth & Family Services, Cornell Abraxas Group, Geo Group Inc.; GD-22-013740; Intentional Tort; Praeipce for Writ of Summons; Atty(s): Cornish David Wesley

Penn Hills School District; GD-22-013762; Application to Appoint Police; Petition - Special Police; Atty(s): Dice Dayne F.

Plum Borough School District; GD-22-013763; Application to Appoint Police; Petition - Special Police; Atty(s): Dice Dayne F.

Braddock Borough; GD-22-013764; Miscellaneous Petition; Net Earnings Tax; Atty(s): Mackulin Krishna

Commonwealth of PA Department of Labor & Industry vs New Innovation Commercial Cleaning Services LLC; GD-22-101530; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

Commonwealth of PA Department of Labor & Industry vs Mj Empire Capital; GD-22-101531; Unemployment Compensation Lien; Unemployment Compensation Lien; 1023.55

Commonwealth of PA Department of Labor & Industry vs Justus Adr Services; GD-22-101532; Unemployment Compensation Lien; Unemployment Compensation Lien; 1000.00

Commonwealth of PA Department of Labor & Industry vs Burselon Welding & Fabrication Llc; GD-22-101533; Unemployment Compensation Lien; Unemployment Compensation Lien; 4722.51

Commonwealth of PA Department of Revenue vs Otoole Iii Laurence, Otoole Sandra S S.; GD-22-101534; Commonwealth Tax Lien; Personal Income Tax; 7370.86

Commonwealth of PA Department of Revenue vs Sauer Inc.; GD-22-101535; Commonwealth Tax Lien; Business Taxes; 12574.64

Commonwealth of PA Department of Revenue vs Tucker Gregory D.; GD-22-101536; Commonwealth Tax Lien; Personal Income Tax; 61.05

Commonwealth of PA Department of Revenue vs Glover William T., Glover Deborah G.; GD-22-101537; Commonwealth Tax Lien; Personal Income Tax; 8787.04

Commonwealth of PA Department of Revenue vs Wisniewski Bonnie L., Wisniewski John P.; GD-22-101538; Commonwealth Tax Lien; Personal Income Tax; 4379.83

Commonwealth of PA Department of Revenue vs Bayer Monica, Bayer Edward A.; GD-22-101539; Commonwealth Tax Lien; Personal Income Tax; 4644.60

Commonwealth of PA Department of Revenue vs Raees Saba, Ajmal Khalid; GD-22-101540; Commonwealth Tax Lien; Personal Income Tax; 6460.90

Commonwealth of PA Department of Revenue vs Hammel Charles L.; GD-22-101541; Commonwealth Tax Lien; Personal Income Tax; 6749.83

Commonwealth of PA Department of Revenue vs Boykin Mildred L, Boykin Jr. Reginald E; GD-22-101542; Commonwealth Tax Lien; Personal Income Tax; 5640.17

Commonwealth of PA Department of Revenue vs Dillard John B.; GD-22-101543; Commonwealth Tax Lien; Personal Income Tax; 6390.13

Truist Bank vs Butler David T., Butler Nicholas, Unknown Heirs of David T. Butler Sr. deceased; MG-22-000871; Mortgage Foreclosure; Complaint; 177705.94; Atty(s): Treglia Carolyn

PNC Bank National Association vs Thayer Vincent L; MG-22-000872; Mortgage Foreclosure; Complaint; Atty(s): Pierro Michelle Lynn

Keybank NA vs Chun Jun Y, Chun Su Mi; MG-22-000874; Mortgage Foreclosure; Complaint; 232518.53; Atty(s): Calcagno Jeffrey Vincent

Midland Credit Management Inc. vs Henry Ricardo; GD-22-013720; MDJ Transcript; Notice of Judgment Mailed; 1285.37; Atty(s): Homoleski Kristina

Midland Credit Management Inc. vs Boyd Aaron; GD-22-013724; MDJ Transcript; Notice of Judgment Mailed; 875.96; Atty(s): Homoleski Kristina

LVNV Funding LLC vs Albertson Jason; GD-22-013730; MDJ Transcript; Notice of Judgment Mailed; 1052.88; Atty(s): Carfagno Christopher B.

Midland Credit Management Inc. vs Breznai Holly; GD-22-013732; MDJ Transcript; Notice of Judgment Mailed; 1141.77; Atty(s): Homoleski Kristina

Autovest LLC vs Venson Kevin D.; GD-22-013733; MDJ Transcript; Notice of Judgment Mailed; 7744.54; Atty(s): Ratchford Michael

United States of America vs Long Kelvin E.; GD-22-013734; Federal Criminal Judgment; Federal Criminal Judgment; 68361.19

LVNV Funding LLC vs Hazzard Yasmine; GD-22-013735; MDJ Transcript; Notice of Judgment Mailed; 889.04; Atty(s): Volk Michael B

Capital One N.A. vs Yurko Corey; GD-22-013736; MDJ Transcript; Notice of Judgment Mailed; 3557.35; Atty(s): Ratchford Michael

Midland Credit Management Inc. vs Johnson Sylvia; GD-22-013737; MDJ Transcript; Notice of Judgment Mailed; 918.01; Atty(s): Shean Dennis E

Capital One N.A. vs Swindle Taji L; GD-22-013739; MDJ Transcript; Notice of Judgment Mailed; 4108.57; Atty(s): Ratchford Michael

Redevelopment Authority of Allegheny County vs Cook Joseph D.; GD-22-013741; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Deveraux Thomasina vs Midas Auto Experts 401 Monroeville Auto Service Center Ltd, Ireland Christopher; GD-22-013742; Other Tort; Complaint; Atty(s): Harris Martell

Stowe Township vs Korahomes LLC; GD-22-013743; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 6017.60; Atty(s): Mulheren Amanda L

Redevelopment Authority of Allegheny County, Fugh Arthur J.; GD-22-013744; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Midland Credit Management Inc. vs Little Andre; GD-22-013745; MDJ Transcript; Notice of Judgment Mailed; 1008.84; Atty(s): Shean Dennis E

Redevelopment Authority of Allegheny County vs Rilogo Jason P.; GD-22-013747; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

West Mifflin Area School District, West Mifflin Borough vs Rolling Investments LLC; GD-22-013748; Sci Fa sur Tax Lien; Praeipce - Sci Fa sur Tax Lien; 2402.90; Atty(s): Ries Jeffrey D

Midland Credit Management Inc. vs Butler Joyce; GD-22-013749; MDJ Transcript; Notice of Judgment Mailed; 905.64; Atty(s): Shean Dennis E

Redevelopment Authority of Allegheny County vs Ball Leslie P.; GD-22-013750; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Greentree Borough vs Glancy Daniel, Glancy Melissa; GD-22-013751; Municipal Lien; Municipal Lien; 1267.99; Atty(s): McCabe Michael G.

Midland Funding LLC vs Rua Joseph; GD-22-013752; MDJ Transcript; Notice of Judgment Mailed; 3208.72; Atty(s): Shean Dennis E

Redevelopment Authority of Allegheny County vs Klein Alberta M.; GD-22-013753; Declaration of Taking; Bond Posted; Atty(s): Merchant William G, Levin Marissa B.

Midland Credit Management Inc. vs Wilburn Pat; GD-22-013755; MDJ Transcript; Notice of Judgment Mailed; 877.24; Atty(s): Shean Dennis E