

SA-0000233-24; Comm. of PA vs Gregory Tyler Davis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000350-24; Comm. of PA vs Tony Lamont Dawson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000261-23; Comm. of PA vs Tyler Dorn; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000561-24; Comm. of PA vs Ilan Gordon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000483-24; Comm. of PA vs Leonid Grunis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000163-24; Comm. of PA vs Jordan Hamilton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000560-24; Comm. of PA vs Brendon Christopher Hosack; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001287-23; Comm. of PA vs Abigail Victor Maslonek; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000613-24; Comm. of PA vs Eva M. Mitchell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000612-24; Comm. of PA vs Eva M. Mitchell; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001571-23; Comm. of PA vs Monro Muffler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000190-24; Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000188-24; Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000189-24; Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000191-24; Comm. of PA vs Brandi Joanna Myles; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000012-24; Comm. of PA vs Jacob Pamphyle; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000614-24; Comm. of PA vs Al Jernon Jervon Smith; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000186-24; Comm. of PA vs Jai Sidney Tipton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000254-24; Comm. of PA vs Joshua Townsend; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000863-23; Comm. of PA vs Lee Murphy Vi Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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, August 5, 2024 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. 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, AUGUST 5, 2024 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, AUGUST 6, 2024, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, AUGUST 12, 2024 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 AND 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 475.

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:

SUBSECTION 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 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 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:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"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

79. Donna Adamski
MG-22-000065—\$126,227.58
Shnyder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being

known and numbered as 504 North Street, Pittsburgh, PA 15227. Deed Book Volume 9103, Page 279. Block and Lot Number 59-F-18.

Bellevue

55. Desiree Lewanewsky, Known Heir of David Charles Lewanewsky, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David Charles Lewanewsky
MG-23-000924—\$263,453.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 124 N. Ralph Avenue, Pittsburgh, PA 15202. Deed Book Volume 17635, Page 362. Block and Lot Number 0160-H-00057-0000-00.

Bethel Park

14. Randell L. Rusch, Jr. a/k/a Randall L. Rusch, Jr. and Leslie A. Rusch, and the United States of America
MG-22-000410—\$311,607.85
David W. Raphael, Esq.
412-465-9718

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

45. Dawn M. Nece
GD-22-015633—\$2,044.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and one half story frame house known as 5351 Main Street, Bethel Park, PA 15102. Deed Book Volume 15581, Page 66. Block & Lot No. 567-C-35.

47. Anthony J. Hlista and Alexandra R. Trunzo
GD-22-013286—\$3,204.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one story frame house being known as 2925 Idaho Avenue, Bethel Park, PA 15102. Deed Book Volume 13362, Page 492. Block & Lot No. 476-L-82.

Braddock Hills

81. Mary L. Cooke
MG-22-000177—\$69,732.42
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Braddock Hills Borough: Having erected thereon a dwelling being known and numbered as 1219 Circle Drive, Pittsburgh, Pennsylvania 15221. Deed Book Volume 15742, Page 241. Block and Lot Number 0234-R-00034-0000-00.

Brentwood

73. Paul A. Graffia
MG-23-000568—\$77,914.03
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having currently erected thereon a single family dwelling being known as 342 Olanca Avenue, Pittsburgh, PA 15227, Deed Book 11147, Page 533, Block and Lot 0188-E-00189-0000-00.

Bridgeville

42. Zachary Arturi, Administrator of the Estate of Valerie Z. Arturi, Deceased

GD-23-010204—\$4,008.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story brick house being known as 226 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 10971, Page 162. Block & Lot No. 255-E-346.

72. Helen S. Sturgis

GD-16-013967—\$3,209.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one story frame house being known as 1339 Terrace Street, Bridgeville, PA 15017. Deed Book Volume 7919, Page 469. Block & Lot No. 255-H-283.

Carnegie

61. Annamaria Loris a/k/a Annamaria Johnson

MG-18-000561—\$45,432.03
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 512 Church Street, Carnegie, PA 15106. Deed Book 14085, Page 229. Block and Lot Number 103-P-164.

City of Clairton

13. All the Unknown Heirs of Sally L. McFadden, deceased

GD-23-011539—\$28,839.71
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a 1-story brick house with garage known as 153 Waddell Avenue, Clairton, PA 15025, Deed Book Volume 8414, Page 177, Block & Lot No. 878-F-191.

Crafton

25. Sharon Rusnak Gaitens a/k/a Sharon R. Gaitens

MG-24-000003—\$12,287.06
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Crafton: Having erected thereon a dwelling being known and numbered as 89 South Linwood Avenue, Pittsburgh, PA 15205 a/k/a 89 South Linwood Avenue #A, Pittsburgh, PA 15205. Deed Book Volume 10879, Page 571. Block and Lot Number 0068-G-00236-0000-00.

Crescent

46. Cynthia A. Rushman

GD-18-015883—\$5,856.33
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a two story frame house being known as 189 McGovern Boulevard, Crescent, PA 15046. Deed Book Volume 13270, Page 594. Block & Lot No. 703-E-303.

Dormont

34. Pittsburgh South Hills Realty LLC

GD-23-007829—\$13,952.34
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as 2722 Dwight Avenue, Pittsburgh, PA 15216. Deed Book 18113, Page 37. Block and Lot Number 63-D-298.

East McKeesport

22. Lynn Reed a/k/a Lynn A. Reed

GD-24-001089—\$40,806.23
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 1109 Melrose Ave., East McKeesport, PA 15035. Deed Book Volume 14768, Page 252. Block and Lot Number 0547-A-00323-0000-00.

East Pittsburgh

68. Freight Expeditors Inc., Rajkumarie Singh and Anand Singh

GD-24-005465—\$119,423.07
Nicholas R. DiNardo, Esq.
412-430-0131

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 547 Franklin Street, East Pittsburgh, PA 15112, in Plan Book Volume 11, Page 146, and designated as Block and Lot Number 375-R-025.

Elizabeth Borough

54. James D. Wylie; and the United States of America c/o Western District of Pennsylvania

MG-23-000723—\$116,525.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 922 3rd Ave., Elizabeth, PA 15037. Deed Book Volume 10950, Page 589. Block and Lot Number 1133-P-00084-0000-00.

74. Kelly Dziaminski

MG-23-001155—\$121,568.42
Patrick J. Wesner, Esq.
856-810-5815

In the Borough of Elizabeth, County of Allegheny and Commonwealth of Pennsylvania, currently erected thereon a single family dwelling being known as 909 9th Avenue, Elizabeth, PA 15037 a/k/a 909 9th Street, Elizabeth, PA 15037, Deed Book 11292, Page 301, Block and Lot 1272-C-00205-0000-00.

Forest Hills

4. Nathaniel Blank and Remy Harris

MG-22-000287—\$283,396.51
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being

known and numbered as 228 Woodside Road, Pittsburgh, PA 15221. Deed Book 16269, Page 40. Block and Lot Number 298-P-84.

Franklin Park

38. Karen Grace Stahl Marks, Heir of Marjorie K. Stahl a/k/a Marjorie K. Stahl-Barton, Deceased

GD-21-015432—\$24,644.23
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: (Parcel 1): Having erected thereon a single family dwelling being known and numbered as 1537 Ingomar Heights Rd., Pittsburgh, PA 15237. Deed Book 4211, Page 281. Block and Lot Number 823-G-284; And (Parcel 2): Being all that vacant land known and numbered as Ingomar Heights Rd., Pittsburgh, PA 15237. Deed Book 4211, Page 281. Block and Lot Number 823-G-278.

Glassport

36. Andrew Michael Miller

GD-23-013162—\$8,453.02
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon an office/apartments over building being known and numbered as 433 Monongahela Ave., Glassport, PA 15045. Deed Book 11977, Page 352. Block and Lot Number 467-P-76.

51. Joan Raszewski a/k/a Joan Alice Raszewski, With Notice to Heirs and Assigns

GD-23-003736—\$3,698.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one story frame house being known as 311 Euclid Avenue, Glassport PA 15045. Deed Book Volume 7646, Page 372. Block & Lot No. 467-L-176.

Green Tree

52. Jacqueline DeMartin

MG-23-000984—\$115,496.56
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1118 Greentree Road, Pittsburgh, PA 15220. Deed Book Volume 12194, Page 487. Block and Lot Number 0036-E-00154-0000-00.

Hampton

71. Becky Thompson, in Her Capacity as Heir of Barbara Thompson a/k/a Barbara K. Thompson a/k/a Barbara Karen Thompson, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara Thompson a/k/a Barbara K. Thompson a/k/a Barbara Karen Thompson, Deceased

MG-24-000068—\$140,415.20
Carolyn Treglia, 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 4179 Wallace Rd., Allison Park, PA 15101. Deed Book 12084, Page 473, Instrument Number 2004-19820. Block and Lot Number 0717-D-00254-0000-00.

Harrison

3. Joshua R. Wood a/k/a Joshua Ryan Wood a/k/a Joshua Wood

MG-24-000114—\$83,807.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Parcel One: Having erected thereon a dwelling being known and numbered as 1017 Olive Avenue, Natrona Heights, PA 15065. Deed Book Volume 18360, Page 587, Block and Lot Number 1846-N-198.

Parcel Two: Having thereon a vacant land being known as Olive Avenue, Natrona Heights, PA 15065. Deed Book Volume 18360, Page 587, Block and Lot Number 1846-N-194.

16. Paul D. Matisz a/k/a Paul Matisz

MG-23-000843—\$98,022.95
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 2512 Monroe Street, Natrona Heights, PA 15065. Deed Book 16808, Page 401. Block and Lot Number 1679-F-27.

Homestead

7. Ross King, Jr.

GD-24-001122—\$53,992.75
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling known as 227 E. 15th Avenue, Homestead, PA 15120. DBV 16419, PG. 53, Block & Lot No. 131-C-183.

24. Anthony D. Ford and Devone M. Ford

MG-22-000208—\$82,232.53
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1218 Sylvan Avenue, Homestead, PA 15120. Deed Book Volume 14797, Page 182. Block and Lot Number 0131-E-00293-0000-00.

City of McKeesport

1. Erica Griffin Solely in Her Capacity as Heir of Nancy L. Griffin a/k/a Nancy Griffin a/k/a Nancy Griffin Smith, Deceased, and the Unknown Heirs of Nancy L. Griffin a/k/a Nancy Griffin a/k/a Nancy Griffinsmith, Deceased

MG-23-000975—\$41,225.79
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1301 Evans Avenue, McKeesport, PA 15132. Deed Book 9609, Page 238. Block and Lot Number 381-A-1.

49. Cheryl A. Beagle

GD-23-008764—\$5,992.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Being thereon vacant residential land known as Union Avenue, McKeesport, PA 15132. Deed Book Volume 12137, Page 88. Block & Lot No. 307-L-112.

Millvale**6. Jeanne T. Six**

GD-23-008203—\$20,940.59
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a residential dwelling known and numbered as 116 Beckert Street, Pittsburgh, Pennsylvania 15209-2510, Deed Book Volume 19273, Page 101, Block and Lot 79-B-184.

Monroeville**50. Holly McIntosh a/k/a Holly Moore**

GD-23-007453—\$7,135.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant residential land known as Willow Drive, Monroeville, PA 15146. Deed Book Volume 12084, Page 434. Block & Lot No. 640-K-118.

65. Rebecca A. Scalzo a/k/a Rebecca Ann Scalzo a/k/a Rebecca Scalzo and Jaclyn Napoletano

MG-20-000239—\$128,414.58
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 622 Brightberry Road, Monroeville, PA 15146. Deed Book Volume 17123, Page 23. Block and Lot Number 637-H-274.

78. Raymond E. Newhouse, Jr. and Carolyn S. Newhouse, Known Heirs of the Estate of Joshua Newhouse and the Unknown Heirs, Executors and/or Administrators of the Estate of Joshua Newhouse

MG-24-000103—\$147,546.62
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Monroeville: Having erected thereon a dwelling known and numbered as 608 Blueberry Road, Monroeville, PA 15146. DBV 13653, PG. 395, B/L #742-K-395.

Moon**17. James Long and Judi Long**

MG-23-001151—\$263,408.44
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a dwelling being known and numbered as 207 Centerdale Road, Coraopolis, PA 15108 a/k/a 207 Centerdale Road, Moon Township, PA 15108. Document Number 2022-11548, Deed Book Volume 18865, Page 452. Block and Lot Number 0597-F-00077-0000-00.

Mt. Lebanon**43. Sean Michael Simon and the United States of America**

GD-22-014558—\$6,312.89
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one story commercial building being known as 501 Castle Shannon Boulevard, Pittsburgh, PA 15234. Deed Book Volume 12347, Page 270. Block & Lot No. 191-E-100.

77. Anthony H. Griffith

GD-17-008168—\$180,503.01
Jeffrey A. Golvash, Esq.
Golvash & Epstein, LLC
412-882-4717

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 557 Audubon Avenue, Pittsburgh, PA 15228. Deed Book Volume 14266, Page 148. Block And Lot No. 140-K-44.

Mt. Oliver**2. Triple DS Estate LLC and Darrell Johnson**

MG-24-000018—\$142,815.13
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 215 Anthony Street, Pittsburgh, PA 15210. Deed Book 18830, Page 8. Block and Lot Number 33-D-281.

North Fayette**57. Robert E. Myers, Jr., Administrator of the Estate of Virginia B. Myers a/k/a Virginia Myers, Deceased**

MG-23-001036—\$167,981.40
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a single family residential dwelling being known and numbered as 1081 McKee Road, Oakdale, PA 15071. Deed Book Volume 4440, Page 701. Block and Lot Number 495-H-1.

North Versailles**8. William Lovell**

GD-23-012388—\$25,942.97
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 111 Union Avenue, North Versailles, PA 15137. Deed Book 16471, Page 371. Block and Lot Number 458-M-235.

O'Hara**39. Rivendell Capital LLC**

GD-23-012712—\$249,022.05
Robert P. Wendt, Esq.
914-219-5787 x 490

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of O'Hara: Having erected thereon a residential single-family dwelling being known and numbered as 123 Harding Road, Pittsburgh, PA 15215; Deed Book 18599, Page 458; which has a Parcel Identification Number of 223-S-34.

Penn Hills**19. Migdalia G. Brathwaite and Eugene S. Tull**

MG-23-001159—\$94,148.18
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 17 Saint Susanna Drive, Pittsburgh, PA 15235. Document Number 098885, Deed Book Volume 10224, Page 457. Block and Lot Number 0538-G-00241-0000-00.

21. Kia Danielle Blakeman a/k/a Kia D. Naylor

MG-23-001098—\$118,302.84
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 748 Macbeth Drive, Pittsburgh, PA 15235 a/k/a 748 Macbeth Drive, Penn Hills, PA 15235. Document Number 2019-11422, Deed Book Volume 17595, Page 56. Block and Lot Number 0539-L-00293-0000-00.

35. Constance B.J. Parker, with Notice to Heirs and Assigns

GD-22-000739—\$9,479.29
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 2185 Sampson Street, Pittsburgh, PA 15235. Deed Book 7326, Page 396. Block and Lot Number 296-B-212.

62. ARG Media LLC

GD-21-004314—\$105,431.99
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 127 Greenview Dr., Verona, PA 15147. Deed Book Volume 17722, Page 467. Block and Lot 0446-H-00371-0000-00.

76. Edward J. Blasco

GD-22-002809—\$11,789.78
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 1086 Indiana Road, Verona, PA 15147. Deed Book 14913, Page 157. Block and Lot Number 534-L-31.

80. David Johnson a/k/a David W. Johnson, Administrator of the Estate of Oliver P. Johnson, Jr., Deceased Mortgagee and Real Owner, and David Johnson a/k/a David W. Johnson, Real Owner

MG-11-000410—\$147,863.09
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Municipality of Penn Hills, formerly Township of Penn Hills, County of Allegheny, and Commonwealth of Pennsylvania: Having erected thereon a single-story brick dwelling being known and numbered as 537 Guyllyn Drive, Pittsburgh, PA 15235. Deed Book Volume 15273, Page 581, Block and Lot Number 538-H-246.

82. David Suchevecich and Rosalinda Suchevecich

MG-23-000424—\$176,802.86
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 1406 Elliott Street, Verona, PA 15147. Deed Book Volume 947, Page 113. Block and Lot Number 365-G-156.

Pleasant Hills**53. Joanne D. Rush**

GD-23-013736—\$41,494.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 28 W. Bruceton Rd., Pittsburgh, PA 15236. Deed Book Volume 4701, Page 677. Block and Lot Number 0471-A-00272-0000-00.

Plum**5. Bianca Gervasoni and Kane R.T. Gervasoni a/k/a Kane Gervasoni**

MG-24-000005—\$100,684.40
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 4130 New Texas Road, Pittsburgh, PA 15239. Deed Book 17354, Page 106. Block and Lot Number 850-M-80.

26. Blair M. Cessna, III and Danielle M. Cessna

GD-22-012781—\$13,920.44
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 134 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 17473, Page 294. Block and Lot Number 845-P-379.

27. Blair M. Cessna, III

GD-22-012779—\$10,793.62
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a commercial building, known as 132 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 12999, Page 454. Block and Lot Number 845-P-346.

28. Blair M. Cessna, III

GD-22-012778—\$28,623.78
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a commercial building, known as 138 Coxcomb Hill Road, New Kensington, PA 15068. Deed Book 12999, Page 449. Block and Lot Number 845-N-48.

Rankin**41. George J. McAllister**

GD-22-010234—\$5,434.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Rankin: Having erected thereon a one story masonry frame house being known as 26 Maple Avenue, Braddock, PA 15104. Deed Book Volume 8418, Page 563. Block & Lot No. 236-K-149.

Reserve**83. Jennifer L. Hummel and Shawn D. Hummel**

MG-14-001273—\$189,844.36
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family residential dwelling being known and numbered as 2361 East Beckert Avenue, Pittsburgh, PA 15212. Deed Book Volume 12344, Page 498. Block and Lot Number 79-N-172.

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Ross

10. Sarver Realty Andre Plaza, LLC, Sarver Realty McKnight Plaza, LLC and Sarver Realty Regent Square, LLC
GD-22-015529—\$3,108,509.57
Joseph A. Fidler, Esq.
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a commercial building being known and numbered as 4818 McKnight Road, Pittsburgh, PA 15237, Deed Book Volume 17413, Page 111, Block and Lot Number 352-G-274.

Shaler

31. Charles J. Ulrich and Brianne D. Bollinger
MG-23-000705—\$151,553.60
Christine L. Graham, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 160 Seavey Road, Pittsburgh, Pennsylvania 15223. Deed Book Volume 16839, Page 498, Block & Lot No. 0166-H-00128-0000-00.

44. Dale R. Wiggins and Laura A. Wiggins
GD-22-014179—\$3,104.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one story brick house being known as 137 Hahn Road, Pittsburgh, PA 15209. Deed Book Volume 9978, Page 115. Block & Lot No. 283-J-287.

South Fayette

9. Jack Shrum and Mary Ann Shrum
GD-22-010162—\$28,733.69
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 205 Marshall Road, Oakdale, PA 15071. Deed Book Volume 11242, Page 590. Block and Lot 0491-J-00003-0000-00. Alternate ID: 9946-X-00663-0000-00.

Springdale

60. George H. Carson, Jr.
MG-24-000076—\$102,082.30
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a single family residential dwelling being known and numbered as 204 Center Street, Springdale, PA 15144. Deed Book Volume 11818, Page 273. Block and Lot Number 733-B-48.

West Deer

30. John H. Ordean, Sr. a/k/a John Ordean and Nicole F. Ordean
MG-23-000760—\$181,348.05
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 4216 Havencrest Drive, Gibsonia, PA 15044. Deed Book Volume 13080, Page 240, Instrument Number 2006-40786. Block and Lot Number 1507-M-00371-0000-00.

Whitehall

23. Mary Germaine Hersch
MG-23-000116—\$191,919.29
Jeff Calcagno, 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 502 Weyman Rd., Pittsburgh, PA 15236. Deed Book Volume 18084, Page 387. Block and Lot Number 0249-H-00150-0000-00.

67. Bryan G. Dees
MG-23-000615—\$276,200.42
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4964 Flamingo Drive, Pittsburgh, PA 15236. Deed Book Volume 18133, Page 504. Block and Lot Number 314-P-042.

Wilkinsburg

29. Richard A. Goldman and Kimberly A. Goldman
GD-22-003596—\$177,423.43
Patrick J. Wesner, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having currently erected thereon a three-family dwelling being known as 439 Franklin Avenue, Pittsburgh, PA 15221 Deed Book 11583, Page 130. Block and Lot 0176-C-00070-0000-00.

37. The Unknown Heirs of Marion L. Young, Deceased
GD-23-012881—\$16,427.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: (Parcel 1): Having erected thereon a dwelling being known and numbered as 1320 Mill Street, Pittsburgh, PA 15221. Deed Book 4116, Page 555. Block and Lot Number 232-N-255; And

(Parcel 2): Being all that vacant land known and numbered as Mill Street, Pittsburgh, PA 15221. Deed Book 4665, Page 173. Block and Lot Number 232-N-254.

Pittsburgh—4th Ward

20. Denise Lloyd
MG-23-000075—\$21,368.79
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 4: Having erected thereon a dwelling being known and numbered as 3219 Terrace Street, Pittsburgh, PA 15213. Document Number 099967, Deed Book Volume 09737, Page 554. Block and Lot Number 0028-A-00163-0000-00.

Pittsburgh—11th Ward

33. Peachy Pelican Properties LLC; and Gianina Ainsley Romito
GD-23-011581—\$476,130.13
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a single family dwelling being known and numbered as 6513 Stanton Avenue, Pittsburgh, PA 15206. Deed Book Volume 18742, Page 535, Block and Lot Number 124-B-16.

Pittsburgh—12th Ward

63. Ethel M. Ellis a/k/a Ethel M. Adams
MG-23-000956—\$102,768.43
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7061 Campania Ave., Pittsburgh, PA 15206. Deed Book Volume 11142, Page 468. Block and Lot 0172-P-00099-0000-00.

Pittsburgh—13th Ward

32. Jason W. Weathers a/k/a Jason Weathers
MG-23-000970—\$46,415.69
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1959 Robinson Blvd., Pittsburgh, PA 15221. Deed Book Volume 12758, Page 93. Block and Lot Number 232-D-112.

66. Odell A. Watson, Jr. and Yvonne Watson
GD-19-012160—\$58,694.18
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Being vacant land (formerly having erected thereon a residential dwelling) being known as Idlewild Street, Pittsburgh, PA 15208 f/k/a 7332 Idlewild Street, Pittsburgh, PA 15208. Deed Book Volume 18358, Page 533. Block and Lot Number 0174-K-00041-0000-00.

69. Daniella Anderson a/k/a Danielle Anderson, Individually and in Her Capacity as Heir of the Estate of Barbara Anderson; and the Unknown Heirs of the Estate of Barbara Anderson
MG-21-000163—\$44,272.34

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 7609 Mulford Street, Pittsburgh, PA 15208. Deed Book Volume 19370, Page 210. Block and Lot Number 0175-C-00030-0000-00.

Pittsburgh—17th Ward

59. Mark E. Salac and the United States of America
MG-23-000129—\$204,600.05
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2030 South 18th Street, Pittsburgh, PA 15203. Deed Book Volume 12909, Page 121. Block and Lot Number 13-A-82.

Pittsburgh—18th Ward

58. Unknown Surviving Heirs of Vernell Taliaferro a/k/a Vernell B. Taliaferro, Deceased
MG-23-001132—\$37,141.11
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 432 Chalfont Street, Pittsburgh, PA 15210. Deed Book Volume 4551, Page 169. Block and Lot Number 14-J-265.

Pittsburgh—20th Ward

75. Peachy Pelican Properties LLC; and Gianina Ainsley Romito
GD-23-012235—\$222,087.68
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 20th Ward: Having erected thereon a three family dwelling being known and numbered as 201-205 Fairview Avenue, Pittsburgh, PA 15220 Deed Book Volume 18622, Page 293, Block and Lot Number 20-S-63.

Pittsburgh—24th Ward

70. Estate of James Smith and Unknown Heirs of James Smith
MG-22-000347—\$26,983.69
Colin G. L. Miller
Bootay Bevington & Nichols, LLC
412-650-5940

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline. *All calls are confidential.*

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh: Having erected a two-story house known as 1518 Valentine St., Pittsburgh, PA 15212. Deed Book Volume 14428, Page 50. Block and Lot No. 24-D-136.

Pittsburgh—25th Ward

12. Adree Cook

MG-13-001117—\$138,655.81
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1536 Garfield Avenue, Pittsburgh, PA 15212. Deed Book Volume 12125, Page 30. Block and Lot Number 0023-E-00206-0000-00.

Pittsburgh—29th Ward

15. The Unknown Heirs of Brenda J. Sullivan a/k/a Brenda Sullivan, Deceased

GD-23-011624—\$68,344.02
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1607 Fredell Street, Pittsburgh, PA 15210. Deed Book Volume 10637, Page 202. Block and Lot Number 059-E-010.

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
Jul 11, 2024

Jul 12, 19, 26, 2024

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:

Barr, Lynette R., deceased, of Bridgeville, PA. No. 04418 of 2024. Eric P. Barr, Admr., 2001 Worcester Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-02600 Jul 19, 26; Aug 2, 2024

Bauer, Chris Sean a/k/a Chris Bauer, deceased, of Pittsburgh, PA. No. 02962 of 2024. Erik Bauer, Admr., c/o Lisa M. Henry, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.
24-01347w Jul 19, 26; Aug 2, 2024

Black, James, deceased, of South Fayette, PA. No. 04514 of 2024. Amy Foster, Extr., 281 Hickory Heights Dr., Bridgeville, PA 15017 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.
24-01342w Jul 19, 26; Aug 2, 2024

Bongiovanni, John Gary, deceased, of Wexford, PA. No. 03289 of 2024. Andrew M. Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.
24-02601 Jul 19, 26; Aug 2, 2024

Bryant, Jeannette M., deceased, of Pittsburgh, PA. No. 1805 of 2024. Sarah Pinkett, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
24-01349w Jul 19, 26; Aug 2, 2024

Hammerstrom, Melvin R., deceased, of Allison Park, PA. No. 03288 of 2024. Andrew M. Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.
24-02602 Jul 19, 26; Aug 2, 2024

Hunkele, David a/k/a David J. Hunkele, deceased, of West View, PA. No. 04327 of 2024. Lois C. Hartman, Extr., 7500 Ross Park Drive, Apt. 423, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.
24-02597 Jul 19, 26; Aug 2, 2024

Kriska, Lynn Martha, deceased, of Pittsburgh, PA. No. 04620 of 2024. Jessica Spragg, Extr., 15 E. Crafton Avenue, Pittsburgh, PA 15205 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-01343w Jul 19, 26; Aug 2, 2024

Kurzawski, Jill a/k/a Jill A. Kurzawski, deceased, of Pittsburgh, PA. No. 04484 of 2024. Joseph A. Kurzawski, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.
24-01340w Jul 19, 26; Aug 2, 2024

O'Shell, Bessie B. a/k/a Bessie O'Shell, deceased, of Pittsburgh, PA. No. 04493 of 2024. Brian O'Shell, Extr., c/o Jamie M.

Drennen, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222.

24-01348w Jul 19, 26; Aug 2, 2024

Schmitt, Margaret Ann a/k/a Margaret A. Schmitt, deceased, of Gibsonia, PA. No. 04227 of 2024. Monica L. Hudson, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.
24-02603 Jul 19, 26; Aug 2, 2024

Shuty, Robert P. a/k/a Robert Peter Shuty, deceased, of Pittsburgh, PA. No. 07669 of 2023. Barbara J. Shuty, Extr., 5518 Ohio Street, Pittsburgh, PA 15225 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
24-02599 Jul 19, 26; Aug 2, 2024

Tomayko, Carolyn A., deceased, of Bethel Park, PA. No. 03502 of 2024. Lynn Byrne, Extr., 3413 80th Street, Apt. 22, Jackson Heights, NY 11372 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA, PA 15241.
24-01341w Jul 19, 26; Aug 2, 2024

Williams, John F., deceased, of Braddock, PA. No. 03259 of 2024. Shirley Gable, Admr., 113 South Mercer Street, Greenville, PA 16125.
24-01339w Jul 19, 26; Aug 2, 2024

Arora, Jiwan Lal, deceased, of Pittsburgh, PA. No. 03403 of 2024. Kusumita Arora, Admr., 1100 Liberty Ave., Apt. 511, Pittsburgh, PA 15222.
24-01286w Jul 12, 19, 26, 2024

Barrett, Alleyne L. a/k/a Lillian Alleyne Barrett, deceased, of Bethel Park, PA. No. 03388 of 2024. Robert T. Barrett, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
24-01284w Jul 12, 19, 26, 2024

Berger, Mary T., deceased, of Harmar Township, PA. No. 03929 of 2024. Janet A. Deller, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
24-02553 Jul 12, 19, 26, 2024

Blumling, Frances T., deceased, of McKees Rocks, PA. No. 04439 of 2024. Mary Miner, Extr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
24-01287w Jul 12, 19, 26, 2024

Knabel, Karen Anne a/k/a Karen Knabel, deceased, of Millvale, PA. No. 04090 of 2024. Sharon Lalli, Co-Admr. and Richard P. Knabel, Co-Admr., 704 Russett Meadow Court, Cranberry Twp., PA 16066 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.
24-02551 Jul 12, 19, 26, 2024

Krizmanich, Eileen J., deceased, of Pittsburgh, PA. No. 04345 of 2024. Linda Zug, Extr., 9 Norfolk Drive, Coraopolis, PA 15108 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.
24-02555 Jul 12, 19, 26, 2024

McQuaide, Diane Lydia a/k/a Diane L. McQuaide, deceased, of Pittsburgh, PA. No. 03781 of 2024. Lisa E. Stanko, Extr., 1189 Caribbean Soul Avenue, Hardeeville, SC 29927 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.
24-02554 Jul 12, 19, 26, 2024

Mitro, Jordan R., deceased, of Pittsburgh, PA. No. 03975 of 2024. Robert N. Mitro, Admr., c/o Elizabeth K. Eisenhauer, Esq.,

Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

24-02556 Jul 12, 19, 26, 2024

Schenk, George Samuel, deceased, of Gibsonia, PA. No. 03301 of 2024. Gregg Hutchison, Co-Extr. and Andrew Hutchison, Co-Extr., c/o Edward C. Spontak, Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.
24-01288w Jul 12, 19, 26, 2024

Simpson, Phyllis A. a/k/a Phyllis Viola-Simpson, deceased, of Mt. Lebanon, PA. No. 03834 of 2024. Todd P. Simpson, Extr., c/o Mark C. Joseph, Esq., Mark C. Joseph LLC, P.O. Box 13512, Pittsburgh, PA 15243.
24-02552 Jul 12, 19, 26, 2024

Williams, Edward H., deceased, of Pleasant Hills, PA. No. 04415 of 2024. Dawn M. Baird, Extr., 1401 Berryman Avenue, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
24-01285w Jul 12, 19, 26, 2024

Boyle, Maureen E., deceased, of Lake Bluff, IL. No. 03717 of 2024. William E. Boyle, Extr., 660 Circle Lane, Lake Forest, IL 60045 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.
24-02452 Jul 5, 12, 19, 2024

Buchanich, George E., deceased, of West Deer Township, PA. No. 04277 of 2024. Lorraine Buchanich, Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.
24-01237w Jul 5, 12, 19, 2024

Castelli, Eileen E., deceased, of Springdale, PA. No. 3726 of 2024. Lacey Kovacic, Extr., 3154 Brentwood Avenue, Pittsburgh, PA 15227 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
24-02459 Jul 5, 12, 19, 2024

Churilla, Richard J., deceased, of Pittsburgh, PA. No. 4112 of 2024. Ruth Mueller, Admr., 2612 Lutz Lane, Bethel Park, PA 15102 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
24-02454 Jul 5, 12, 19, 2024

Crowe, Martha J. a/k/a Jeanine W. Crowe a/k/a Martha Jeanine Crowe, deceased, of Pittsburgh, PA. No. 03870 of 2024. Susan M. Crowe, Admr., 245 Lincoln Avenue, Apt. 702, Pittsburgh, PA 15202 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.
24-02460 Jul 5, 12, 19, 2024

Danko, Anthony William, deceased, of Pittsburgh, PA. No. 03378 of 2024. Michelle Danko, Admr., 27 Clarion Ave., Pittsburgh, PA 15202 or to Joseph Addink, Esq., Despoys & Robertson, 314 Allegheny Street, Hollidaysburg, PA 16648.
24-01234w Jul 5, 12, 19, 2024

Dodd, Carol a/k/a Carol J. Dodd, deceased, of Elizabeth, PA. No. 04226 of 2024. Mark Dodd, Extr., 1001 Grant St., Elizabeth, PA 15037 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.
24-01240w Jul 5, 12, 19, 2024

Lynch, Jean, deceased, of Monroeville, PA. No. 03963 of 2024. Edward Dutton Lynch, Jr., Admr., 772 Zuball Road, Apollo, PA 15613 or to Brittani R. Hassen, Esq., Kontos Mengine Killion & Hassen, 603 Stanwix Street, Suite 1228, Two Gateway Center, Pittsburgh, PA 15222.
24-02453 Jul 5, 12, 19, 2024

Manning, Barbara A., deceased, of Pittsburgh, PA. No. 03680 of 2024. Leslie E. Lantis, Co-Extr. and Kathleen Smith, Co-Extr., 105 Adam Ridge Lane, Fayetteville, GA 30214 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-02457 Jul 5, 12, 19, 2024

McGoogan, Jong Ae, deceased, of Pittsburgh, PA. No. 04290 of 2024. Elizabeth Ure, Extr., 5801 Torrance Dr., Export, PA 15632.

24-01238w Jul 5, 12, 19, 2024

Merling, Marilyn L., deceased, of Upper St. Clair, PA. No. 3263 of 2024. Peter J. Gialames, Extr., 2360 Norton Road, Pittsburgh, PA 15241 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-02458 Jul 5, 12, 19, 2024

Mulvihill, Mary Ellen, deceased, of Pittsburgh, PA. No. 07214 of 2023. Barbara D. Renwick, Extr., 165 Pennview Drive, Pittsburgh, PA 15235 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.

24-02451 Jul 5, 12, 19, 2024

Snyder, Elaine Ellen a/k/a Elaine E. Snyder, deceased, of Pittsburgh, PA. No. 04076 of 2024. John D. Snyder, Extr., 4787 Logan Ferry Road, Murrysville, PA 15668 or to Elizabeth Shovlin, Esq., Griffith, McCague & Happel, 408 Cedar Avenue, Pittsburgh, PA 15212.

24-01243w Jul 5, 12, 19, 2024

Susan, William N., deceased, of Whitehall Borough, PA. No. 04286 of 2024. Barbara M. Grosse, Extr., 3592 Reiland Street, Pittsburgh, PA 15227 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

24-01242w Jul 5, 12, 19, 2024

Williams, George D., deceased, of Pittsburgh, PA. No. 3813 of 2024. Elizabeth A. Hillard Williams, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

24-01236w Jul 5, 12, 19, 2024

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Hartwood Worldwide, Inc.

24-01328w Jul 19, 2024

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Hartwood Point Management, Inc.

24-01329w Jul 19, 2024

Articles of Incorporation Business Corporation

Maria V. Rossi, Esq., Rothman Gordon, P.C., 310 Grant St., Third Floor, Grant Building, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Thunder's Dog Tag, Inc.

24-02598 Jul 19, 2024

Articles of Incorporation Nonprofit Corporation

Neil J. Gregorio, Esq., Tucker Arensberg, PC, One PPG Place, Ste. 1500, Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, Stephen's Hulksters Angel Fund, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02596 Jul 19, 2024

Articles of Incorporation Professional Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is HHV PROFESSIONALS-WEXFORD, PC.

24-02593 Jul 19, 2024

Bankruptcy Sale Notice

In Re: Robert L. Burgman, Jr. and Tina M. Burgman
Case No. 23-20709-CMB
Real property located at 1626 Gray Street, McKeesport, PA 15133
(Parcel ID 0466-D-00109; 0466-D-00108; 0466-H-00350; and 0466-H-0035)
Date of Sale: 08/13/24 @ 1:30 p.m.
Objections Due: 08/02/24
Initial Offer: \$137,000.00
Higher and better offers will be considered at hearing from Qualified Bidders.
For more information:
www.pawb.uscourts.gov/easi.htm

24-02637 Jul 19, 2024

Certificate of Organization Limited Liability Company

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 Brite Light Residential Services LLC.

24-01345w Jul 19, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-002005. In re: Petition of Meagan Rucker, parent(s) and Legal guardian(s) of Leiana Camille Rucker for change of name to Leiana Camille Rucker Raglin. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 21, 2024, 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.

24-01346w Jul 19, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Orphans' Court Division
No. 6478 of 2023

In Re: Jacob Haslett, An alleged incapacitated person

Order of Court

And Now, this 6th day of June, 2024, the hearing to adjudge incapacity and appoint a plenary guardian of the person and estate set for today is cancelled.

The hearing is rescheduled for July 30, 2024 at 11:30 a.m. before the undersigned in Courtroom No. 1 of Orphans' Court, Court of

Common Pleas, 1700 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

By the Court:
Hon. Joseph K. Williams, III
24-02649 Jul 19, 2024

Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by Indoor Tennis for Mt. Lebanon, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-01324w Jul 19, 26, 2024

ORPHANS' COURT

Wills

(Continued from Page 1, Column 3)

Phyllis A. Didion, deceased; Daniel P. Didion, Extr.; Atty: William R. Pelger; 04481 of 2024.

Mercedes C. Monjian, deceased; Michael K. Parrish, Extr.; Atty: Jeanine M. Franciscus; 04483 of 2024.

Lois C. Pisarek, deceased; William S. Pisarek, Jr., Extr.; Atty: Melvin P. Gold; 04489 of 2024.

Charlene E. Johnson, deceased; Anthony S. Listak, Extr.; Atty: Michael J. Murphy; 04491 of 2024.

Bessie B. O'Shell, deceased; Brian O'Shell, Extr.; Atty: Jamie M. Drennen; 04493 of 2024.

Frances Elizabeth Kolodziek, deceased; Leonard J. Kolodziek, Sr., Extr.; Atty: Douglas L. Price; 04497 of 2024.

William Robert Jones, deceased; Jeffrey A. Erlandson, Extr.; 04498 of 2024.

Mario F. Osorio, deceased; Ryan Osorio, Extr.; Atty: Ross S. Bash; 04499 of 2024.

James Black, deceased; Amy L. Foster, Extr.; Atty: Anne Friday Beck; 04514 of 2024.

Zola M. Hinkle, deceased; Joyce Ann Miller, Extr.; Atty: McKenna Adams; 01940 of 2021.

Anita Cheryl Ostrowski, deceased; Lisa Laboda, Extr.; Atty: Jennifer Gilliland Vanasdale, Michael J. Pater; 01296 of 2024.

Francine N. Wytiaz, deceased; Debra M. Paradise, Extr.; Atty: Steven Kochezat; 04520 of 2024.

Helen J. Demma, deceased; Annette F. Schawalt, Extr.; Atty: Michele P. Conti; 04527 of 2024.

Carol Ann Grumbaugh, deceased; Regis James Grumbaugh, Co-Extr., Abigail Jacqueline Nichols, Co-Extr.; Atty: Sean J. Carmody; 04530 of 2024.

Telesfor J. Kuchnicki, deceased; Joseph L. Kuchnicki, Extr.; Atty: Michele P. Conti; 04531 of 2024.

Marcella Helen Bender, deceased; Rita M. Windisch Danchik, Extr.; Atty: Joel Pfeffer; 04533 of 2024.

Alice C. Geib, deceased; Carol A. Yorkgitis, Co-Extr., Susan L. Persinski, Co-Extr.; Atty: Timothy E. Finnerty; 04537 of 2024.

Dawn Aurora Vanderbosch, deceased; Dorothy Darleen Vanderbosch, Extr.; 04540 of 2024.

David Allen Ostrowski, deceased; Kenneth Ostrowski, Extr.; Atty: Michael J. Pater; 04541 of 2024.

Charlotte Marie Chrestay, deceased; Deborah Yaras, Extr.; Atty: James M. Herb; 04543 of 2024.

Thomas A. Kasper, deceased; Melissa C. Foster, Extr.; Atty: E. Robert Pecori; 04544 of 2024.

Carolyn Pausic, deceased; Teresa Pausic, Co-Extr., Beth Pausic, Co-Extr.; Atty: Joan Shinavski; 04545 of 2024.

Lorraine Lindow, deceased; Susan M. Lindow, Extr.; Atty: Robert J. Tate; 04547 of 2024.

Viola M. Davis, deceased; John E. Davis, Extr.; Atty: Andrew M. Kuzma; 01631 of 2017.

Anthony M. Lettieri, deceased; Christopher John Lettieri, Extr.; Atty: Daniel F. Bekavac, Jr.; 04550 of 2024.

Robert E. Murrell, deceased; David M. Murrell, Extr.; Atty: Steven L. Sablowsky; 04553 of 2024.

Jayant Kathju, deceased; Sandeep Kathju, Extr.; Atty: Stephen F. Ban; 04554 of 2024.

Carole J. Moon, deceased; Dale Moon, Co-Extr., Dawn Mowat, Co-Extr.; Atty: Linda C. Plum; 04556 of 2024.

Catherine F. Balestrieri, deceased; Mary C. Vergotz, Extr.; Atty: James S. Vergotz; 04557 of 2024.

Geraldine A. Balzer, deceased; Suzan M. McMeekin, Extr.; 04559 of 2024.

Bertrand J. Guay, deceased; April Guay, Extr.; Atty: Lloyd A. Welling; 04561 of 2024.

Janet Ann Baran, deceased; Dennis Baran, Co-Extr., Christine Goldsworthy, Co-Extr.; 04562 of 2024.

Muriel C. Merrill, deceased; Gregory R. Merrill, Extr.; Atty: Lloyd A. Welling; 04563 of 2024.

Dian M. Regan, deceased; Kenneth D. Regan, Extr.; Atty: Patricia C. Koehler; 04565 of 2024.

Nancy D. Lynn, deceased; Dale R. Lynn, Extr.; Atty: Joseph Anthony Nese, Jr.; 04566 of 2024.

Edward A. Mima, deceased; Donna Mima, Extr.; Atty: Andrew M. Kuzma; 04568 of 2024.

Edward G. Lidiak, deceased; Jane McKenry, Extr.; Atty: Stephen F. Ban; 04571 of 2024.

Ronald E. Castello, deceased; Brian C. Castello, Extr.; Atty: Ronald Sesca; 04582 of 2024.

John A. Osuch, deceased; Robert Radocaj, Extr.; Atty: Michele P. Conti; 04584 of 2024.

Marjorie R. Smith, deceased; Rebecca Kolter, Extr.; Atty: Michele P. Conti; 04587 of 2024.

Cheryl Lee Smith, deceased; Matthew F. Gerlach, Extr.; Atty: Blair N. Droskey; 04590 of 2024.

Jerry R. Rowell, deceased; Rayna R. Wasilak, Extr.; Atty: Ronald Scott Jones; 04592 of 2024.

Marilynn Joniece Davis, deceased; Lougwin E. Spencer, Extr.; Atty: Harry R. Ruprecht; 04593 of 2024.

Janice L. Courson, deceased; Donald R. Courson, Extr.; Atty: Slade R. Miller; 04597 of 2024.

Patricia Ann Bevilacqua, deceased; Jill M. Shrensky, Extr.; Atty: Timothy E. Finnerty; 04600 of 2024.

Thomas E. Ramsey, deceased; Alexis Frenie, Extr.; 00799 of 2021.

Lee M. Catley, deceased; Amy Mitchell, Extr.; Atty: Allan J. Opsitnick; 04613 of 2024.